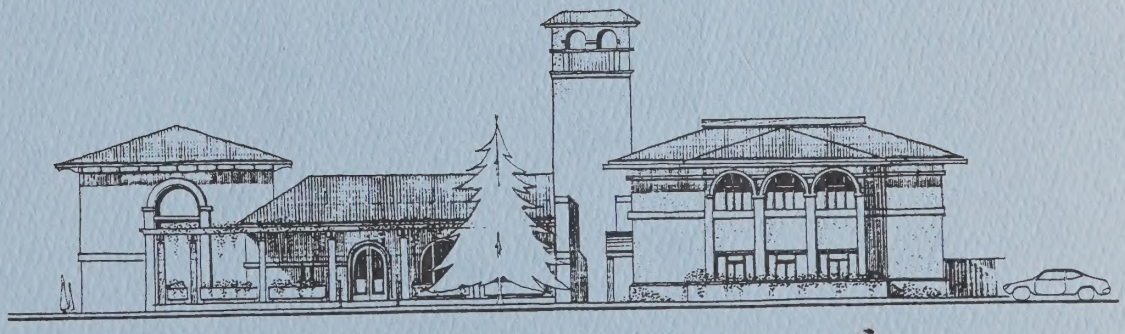
GENERAL PLAN

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAY 6 1993

UNIVERSITY OF CALIFORNIA



TOWN OF SAN ANSELMO

Marin County, California

SAN ANSELMO

GENERAL PLAN

1989

San Anselmo, California

Adopted on

December 13, 1988

in Consultation with:

John Roberto Associates
P.O. Box 31330
San Francisco, CA 94131

PREFACE

The 1989 revision to the San Anselmo General Plan was limited to the Land Use, Circulation, and Open Space Elements. The Housing Element remains as adopted in 1984. The other elements of the General Plan including the Conservation; Parks, Recreation, and Public Facilities; Noise; and Scenic Highways (Parkways) Elements remain as adopted in 1976 and were not modified in the 1989 update.

PARTICIPANTS IN THE DEVELOPMENT OF THE GENERAL PLAN

TOWN COUNCIL

John Sharp, Mayor
Ann Walsh, Vice Mayor
Paul Chignell
John Colteaux
Maria Zaharoff

PLANNING COMMISSION

Stan Hayes, Chairman
Spencer Sias, Vice Chairman
Oliver Harle
Jeff Kroot
Larry Manning
Jo Julin
Tim Yarish

OPEN SPACE COMMITTEE

Johnathan Braun, Chairman
Steven Best
Jown Cowperthwaite
Jerome Draper
Jacquie Harmes
Linda Hoch
Gus Kanis

TOWN OF SAN ANSELMO PUBLIC WORKS AND PLANNING DEPARTMENT

John Kottage, Director of Public Works/Planning
Lisa Wight, Planner
Barbara Chambers, Administrative Secretary

TOWN OF SAN ANSELMO ADMINISTRATION

Ernie Dickens, Administrator
Beth Pollard, Administrative Assistant

CONSULTANT

John Roberto Associates

TABLE OF CONTENTS

	Page
LAND USE ELEMENT	1
A. Introduction	**1**
B. Existing Land Use	**1**
1. Residential Character	2
2. Commercial and Industrial Character	3
C. Land Use Goals	**4**
D. Issues, Objectives, and Policies	**5**
Growth Management	5
Preservation of Community Character and Image	5
Residential Densities	6
Maintain a Sound Commercial Base	6
The Preservation and Restoration of Local Historic Buildings, Features, and Sites	7
Preservation of Open Space within the San Anselmo Planning Area	7
Annexation of Developed and Undeveloped Lands	8
Protection of Hillside and Ridge Properties	8
Preservation of Neighborhood Character, Image, and Quality of Life	10
Future Development and Public Utilities and Service	10
Maintenance of Adequate Water Service and Fireflows in Hillside and Ridge Areas	11
Sewage Treatment in Hillside and Ridge Areas	11
Reduction of Potential Flooding Hazards	12
Development in the Flood Zone	12
Reuse of Surplus School District Lands	13
Reuse of Private School and Church Sites	14
E. Land Use Categories	**14**
1. Residential	15
a. Very Low Density--Hillside and Ridge	15
b. Single-Family Residential-Conservation	16
c. Single-Family Residential	17
d. Medium Density Residential	18
e. High Density Residential	18
f. Downtown Mixed Residential	19
g. Housing Opportunity Areas/Apartments	19
2. Commercial	20
a. Central Commercial	22
b. General Commercial	23
c. Limited Commercial	23
d. Neighborhood Commercial/Mixed Residential	24
3. Parks and Open Space	25
4. Public Facilities	26



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

https://archive.org/details/C124909748

Page

F. Implementation **26**
Code Revisions 27
1. Zoning Ordinance and Map 27
2. Subdivision Ordinance 27
Future Planning 27
1. Housing Opportunity Area Map 27
2. Central Commercial Circulation and Parking Study 28
3. Design Review in the Single-Family Residential-Conservation Category 28
4. Historic Preservation Ordinance 28

CIRCULATION ELEMENT 29
A. Introduction **29**
B. Existing Conditions **29**
1. Roadway Network and Classification 29
2. Operational Characteristics 30
a. Arterial Roads 30
b. Local Streets 31
3. Adequacy of Existing Roadway Systems and Needed Improvements 32
4. Parking Adequacy 33
5. Bicycle and Pedestrian Systems 33
C. Circulation Goals **34**
D. Issues, Objectives, and Policies **34**
Character of Streets 35
Traffic Circulation--Level of Service 35
Preservation of Rural Character of Streets 36
Alternative Modes of Transportation 36
Existing and Future Traffic Congestion 37
Road Access to Hillside and Ridge Properties 38
Parking 39
Roadway Extensions to Adjoining Communities 40
E. Implementation **40**
1. Zoning Ordinance Rewrite 40
2. Commercial Area Parking Study 41
3. Funding of Roadway, Bikeway, and Pedestrian Improvements 41
4. Development Review Process 41

OPEN SPACE ELEMENT 42
A. Introduction **42**
B. Current Status of Open Space **42**
C. Open Space Goals **43**
D. Open Space Classification System **44**
E. Issues, Objectives, and Policies **45**
Protection and Maintenance of Open Space Lands 45
Protection of Ridges 46
Private Open Space 46
Access to Open Space Lands 47
Provision and Maintenance of Bikeways 47

Page

F. Implementation **48**
1. The Marin County Open Space District 48
2. Local Assessment Districts 48
3. General Obligation Bonds 49
4. Mello-Roos Bonds (Community Facilities Districts) 49
5. Grants 50
6. Planning Options 50
7. Miscellaneous Options 51
8. Prioritize Open Space Parcels 51

HOUSING ELEMENT 52

A. Introduction **52**
B. Housing Goals **53**
C. Housing Objectives **53**
D. Housing Policies and Programs **57**
1. Protection and Improvement of the Existing Housing Stock 57
Condominium Conversion 57
Housing Rehabilitation 58
Energy Conservation 59
Protection of the Rental Housing Stock 60
Displacement of Residential Units 60
2. Development of New Market Rate and Below Market Rate Housing 61
New Housing Construction 61
Facilitate New Affordable Housing 62
Infill Development 63
Inclusionary Requirement 64
Government Programs for Housing 65
Manufactured Housing 65
Special Housing Needs 66
Surplus School Sites 66
3. More Affordable Rental Housing 66
Second Units 66
Rental Housing Programs 67
4. Reduce Housing Discrimination 68
Non-Discrimination 68
5. Encourage Citizen Participation 68
Citizen Participation in the Town's Housing Program 68
E. Five Year Implementation Program Summary **68**

CONSERVATION ELEMENT 71

A. Conservation Goals **71**
B. Conservation and Environmental Policy Guidelines **71**
C. Other Environmental and Public Safety Concerns **73**
1. Fire Hazard 73
2. Smog 73
3. Rift Zones and Earthquake Faults 74
4. Emergency and Evacuation Routes 74

Page

D. Implementation **74**
1. Regulation 74
2. Management 75
3. Acquisition 75

TOWN PARKS, RECREATION, AND PUBLIC FACILITIES ELEMENT 77
A. Parks and Recreation Goals **77**
B. Parks and Recreation Recommendations **77**
C. Public Facilities **78**

NOISE ELEMENT 80
A. Noise Goals **80**
B. Implementation **80**

SCENIC HIGHWAYS (PARKWAY) ELEMENT 81
A. Definition **81**
B. Goals **81**
C. Implementation **81**

MAPS

APPENDIX
Resolutions of Adoption
Negative Declaration
Notice of Determination
Background for Housing Plan
Open Space Parcels Inventory

LAND USE ELEMENT

A. INTRODUCTION

The land use section is the broadest in scope and most comprehensive element of the General Plan. The objectives and policies contained herein were the last to be formulated, and reflect the general policy direction contained in all the other sections of the plan. As a result the Land Use Element by design brings the array of thought and direction contained throughout the plan together to create a consistent and harmonious statement.

The intent of the land use section is to match the plan's policies related to natural resource, environmental constraint, recreation, open space, and community design policies with the urban land needs derived from the population, housing, circulation, and economic objectives of the plan.

The Land Use Element defines and shows graphically the general spatial distribution of all uses of land within the Town of San Anselmo. Furthermore, the land use section stipulates the density and intensity of development for all the land area covered by the plan.

B. EXISTING LAND USE

The Town of San Anselmo is situated in a series of small valleys created by streams which are bordered by moderate to steep hillside slopes and ridge tops. The vegetation in the area is a mixture of grass and woodland. Due to their orientation, the north-facing slopes are more heavily wooded than the south-facing slopes. The sunnier south-facing slopes do, however, have stands and pockets of woodland. The stream courses along the valley floor are bordered by residential and commercial structures and remnants of riparian woodland.

San Anselmo is an established residential community which is near buildout in terms of its maximum residential development. New housing construction can be expected to be limited to infill on existing vacant single-family lots. Many of these undeveloped lots are small and located on steep sites. However, there are some larger parcels of land situated on the higher, and more visible, slopes and

ridge tops in the area which are designated for residential development in the current general plan.

There are an estimated 1,720 acres of land within the corporate limits of the Town of San Anselmo. The Available Lands Survey which was conducted in 1984 as a part of the Housing Element update found that there was approximately 288 acres of land available for potential development. While the undeveloped land represents 17 percent of the total acreage in the Town, this undeveloped land is most often found in remote and hillside areas of the Town which are difficult to develop. Accordingly, while the Town can be described as being more than 80 percent built out from an acreage standpoint, it is 95 percent built out from a housing standpoint.

The Available Lands Survey also did not consider the development potential of surplus public lands and buildings. Red Hill School is an example of a site which has been deemed surplus by the School District, and alternative land uses may be of consideration to the agency in ownership.

1. Residential Character

San Anselmo can be characterized as a small residential community of primarily older neighborhoods and subdivisions that were established prior to 1945. Since 1945, residential development has been comprised of single-family home construction within established neighborhoods, and smaller new residential subdivisions. San Anselmo has not experienced the post-World-War-II construction of large tracts of single-family detached homes. Although San Anselmo is still a predominantly single-family home community, there was a shift in the last decade to the construction of more multi-family structures. The increase in the number of multi-family units was a result of the construction of new multi-family structures on some vacant lots, the conversion of large single-family homes to multi-unit structures, and the demolition of older single-family homes to construct multi-family units. As of 1983 the ratio of single-family units to multi-family units townwide was 77% to 23%.

Additionally, San Anselmo has experienced a large increase in the number of second units which have been added to existing single-family homes in established single-family neighborhoods. The Town has adopted a second unit ordinance designed to regulate the number of second units in any given neighborhood in the community. However, there is no current accounting of the number of second units

which have been constructed without benefit of the entitlements required by the Town's zoning code. Second units do comprise a significant use of residential land in the community, and are addressed by policy in the General Plan.

2. Commercial and Industrial Character

San Anselmo does not have a strong commercial or industrial base which would classify the community as a major employment area in Marin County. Most of the jobs available in San Anselmo are in the retail and residential services sector of the economy. There is no detailed commercial land use study available in the Town, but the employment data available from the 1980 census and the Association of Bay Area Governments pretty much describes commercial land use in the community. The Town's commercial enterprises are normally classified as "residential support" commercial by planners. These types of uses include food and drug stores; restaurants; automobile service shops and stations; personal service stores including barber shops, beauty shops, and dry cleaners; and retail outlets which depend on local residents as their primary clientele.

The antique and other furniture stores are an example of local retail outlets which are more of a "base industry" drawing dollars from outside the community into the town, and are not dependent on local residents as their primary clientele.

The total square footage associated with the "residential support commercial" activity is totally dependent on the population of the residential community to be served. In other words, the smaller the local population, the less land which needs to be set aside for local residential support commercial uses.

Base commercial industries are not dependent on the size of the local population for their success, but are more affected by competition outside the community, and the ability of similar use to conglomerate in the community in which they are located. The amount of traffic through an area and the functionality of the roadway network are prime factors in the location of base retail commercial activities.

Industrial and manufacturing uses are almost nonexistent in San Anselmo, and the community does not offer the types or size of land parcels which would attract these types of industry in the future.

The Town does offer some potential for small business and professional offices. These offices would be occupied by professionals serving the community or local professionals who desire office space close to home.

C. LAND USE GOALS

The primary land use goal for San Anselmo is the conservation of the small town character of the community and its close relationships with the natural beauty of its setting. The desire to retain and enhance these qualities was voiced over and over in the workshops and community meetings on the 1976 General Plan as well as at the meeting on the 1987-88 General Plan review.

The objectives and policies set forth in Section D were formulated to achieve the following goals:

1. The small town character, scale, and pace of life in San Anselmo shall be preserved, as shall the Town's close connection with the natural beauty of its setting.
2. Maintain the economic viability of the Town's commercial core.
3. New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.
4. New developments in the Town's open hillside and ridge areas will be regulated to protect the natural beauty of these areas.
5. Accommodate the housing needs of a socially and economically diverse population.

The Land Use Map was developed on the following four principles:

1. Current land use in San Anselmo is to be the basis for determining the distribution of future land use in the community.
2. In situations where current zoning of a parcel or parcels of land is inconsistent with the existing land use of the greater surrounding area, and development has already occurred, said existing development will be grandfathered into the predominant land use planned for the area.
3. The current mixture of residential densities immediately west of the Town's downtown area is to be maintained.
4. All lands located above the 150 foot mean sea level elevation warrant special protection because of their high visibility potential, natural resource setting, and physical development constraints. Therefore, these lands are to be placed in a special conservation zone. (See pages 16 and 17.)

D. ISSUES, OBJECTIVES, AND POLICIES

The following is a listing of major community conservation and development issues facing San Anselmo, and the Town's objectives and policies related to these issues. The issues have not been prioritized in this plan. However, the issues will be prioritized when the Town Council adopts its planning work program and budget during the upcoming and each subsequent fiscal year.

ISSUE: Growth Management

Objective 1:

To manage future growth to ensure the orderly development of the community, the logical extension of urban services, preservation of the area's natural and cultural resources, and protection of the area's environmental setting.

Policies:

1.1 Future growth through the year 2000 will be limited to the Town's present adopted urban service limit line. (See Map 2.)

1.2 Future growth will be managed based on the ability to provide needed public services, the constraints associated with development of the site, the costs and revenues associated with new development, and the effects of growth on local traffic conditions.

1.3 Ensure that new growth does not create intolerable traffic conditions.

ISSUE: Preservation of Community Character and Image

Objective 2:

To preserve and enhance the unique natural and urban characteristics of the community while accommodating suitable new growth.

Policies:

2.1 All land use decisions within the Town and the planning area will take into consideration the protection and preservation of the area's surrounding hillsides, ridges, water courses, and any unique natural habitats.

2.2 New development will be required to preserve some of the natural and cultural characteristics of their respective development sites.

2.3 Undeveloped and agricultural lands outside the urban service area boundary should be protected from urban expansion.

ISSUE: Residential Densities

Objective 3:

To establish residential densities which are compatible with the environmental constraints of the area, and sensitive to adjacent land uses.

Policies:

3.1 Very low density (hillside and ridge) and single family conservation residential development should be located in areas of (1) relatively high visibility, (2) environmental hazards, (3) sensitive environmental resources, or (4) areas which are established as high priority open space lands.

3.2 Single-family residential development is most appropriate within and adjacent to existing single-family areas, and in areas easily served with water and sewer lines. Such areas should also serve as transition zones between mixed density and very low density areas.

3.3 Mixed residential and housing opportunity development is most appropriate where sites have few environmental constraints, and have adequate facilities, such as water, sewer, transit, and access to commercial services.

3.4 Mixed residential and housing opportunity development is also appropriate along major traffic arterials and adjacent to commercial and office areas.

ISSUE: Maintain a Sound Commercial Base

Objective 4:

Maintain the existing size and intensity of commercial businesses in the Town.

Policies:

4.1 Commercial land uses in the Town shall be divided into four categories: central commercial, general commercial, limited commercial, and neighborhood commercial.

4.2 Retail commercial is best suited for the central area.

4.3 General commercial is best suited for both retail and service commercial.

4.4 Neighborhood commercial should be located on collector streets within a short distance of residential areas.

4.5 Limited commercial uses shall be located along Sir Francis Drake Boulevard west of the Hub. Low intensity uses are low traffic generators.

4.6 Before the Town will consider a proposal for commercial expansion or intensification, the Town first needs to resolve current parking problems in the commercial areas of the community. Any

commercial proposals which would compound the parking problem will not be approved.

Objective 5:

To establish parking standards and a parking program for the central commercial area. (Also see Circulation Element Policies 9.1 and 12.1.)

Policies:

5.1 To revise the parking standards in the Town's Zoning Ordinance recognizing that most businesses in the central area cannot provide parking onsite.

5.2 To establish a parking district or other mechanism in the central commercial area to generate the monies needed to develop sufficient parking in the area to support the Central Commercial District.

ISSUE: The Preservation and Restoration of Local Historic Buildings, Features, and Sites

Objective 6:

To identify, protect, preserve, and restore buildings, features, and sites of local historic value in San Anselmo.

Policies:

6.1 The Town of San Anselmo shall undertake a historic survey and maintain an inventory of buildings, features, and sites of local historic significance.

6.2 The Town will endeavor to protect from demolition or destruction or major alteration any building, feature, or site of local historic value.

6.3 To encourage the marking of historic buildings, features, and sites to publicize their significance.

ISSUE: Preservation of Open Space within the San Anselmo Planning Area

Objective 7:

To protect and preserve those areas of unique natural and visual resources within the planning area (see Map 3). (Also see Open Space Element Policies 2.1–2.8.)

Policies:

7.1 To limit or prohibit development in hazardous areas or areas of high resource value.

7.2 To prohibit or severely limit development along the Town's major and minor ridges and hilltops.

7.3 To preserve as open space land of aesthetic or recreational value.

7.4 Encourage open space corridors along easements and streams and provide public access where appropriate for bicycling, walking, and equestrians. (See Objective 4 of Open Space Element.)

7.5 Regulate construction on visible slopes to preserve the visual value of the hillside.

7.6 Continue to preserve open space and provide for the conservation of resources through innovative implementation including zoning, development controls (including grading, public and private acquisition, and incentives for private improvements which enhance the environment).

ISSUE: Annexation of Developed and Undeveloped Lands

Objective 8:

To limit future annexations to lands within the urban service area.

Policies:

8.1 To determine which properties within the Town's Urban Service Area should be prezoned.

8.2 To prezone lands in conformance with all the policies of the San Anselmo General Plan.

8.3 To review and comment on all development proposals within the Town's adopted Urban Service Area Boundary.

8.4 Developments proposed on properties contiguous to the Town Limits and prezoned by the Town shall be annexed into the Town prior to any decisions on the development proposal.

8.5 All lands annexed into the Town will be zoned no less restrictively than the current County of Marin zoning. The Town will not consider annexation for purposes of increasing the density over that allowed by the County of Marin.

ISSUE: Protection of Hillside and Ridge Properties

Objective 9:

To regulate future development on hillside and ridge parcels so as to protect, maintain, and enhance the natural characteristics of the land which contribute to the open space qualities of the parcel. (Also see Open Space Element Policies 2.1–2.8.)

Policies:

9.1 The density on ridge and hillside properties shall be no greater than the number of dwelling units specified in the "Table of Hillside and Ridge Density Parcels" (Ordinance No. 890).

9.2 No development including structures, roads, and public facilities shall be allowed on visible ridges and hillsides unless it has been demonstrated that development outside of these areas is not feasible for geologic, soils, or hydrologic reasons, or development would impact a unique natural habitat.

9.3 Should there be no other option but to allow development on a visible hillside or ridge, the Town may limit the size of development (i.e., square footage allowed within any structure), if such a limitation would reduce the visual impact of a development.

9.4 Development on hillside and ridge parcels shall be located so as to be screened by existing woodlands or by portions of the site where existing topography provides screening. Development within existing woodland may be allowed if tree removal is minimal.

9.5 New roads or extensions of existing roads which provide access to hillside and ridge parcels shall be limited in paved width to the minimum necessary to provide for adequate public safety.

9.6 New or existing roads serving hillside and ridge parcels shall remain rural in character and appearance.

9.7 Development on hillside and ridge parcels shall be so designed as to minimize grading and disruption of natural contours.

9.8 Lands above the 150 foot mean sea level elevation warrant special design review considerations; accordingly, the Town will review the building location, building design, and access of development in these areas.

Objective 10:

To regulate the design of residential units, roads, and public facilities in hillside and ridge areas in order to protect and maintain the existing visual image and character of these lands. (Also see Circulation Element Policies 10.1–10.6.)

Policies:

10.1 The Town will not allow the attached cluster form of condominium development on lands designated as Very Low Density Single Family-Conservation in the General Plan.

10.2 Within a subdivision, single-family detached homes may be located on lots smaller than one acre, provided that said location of single-family detached homes attains the desired open space objectives or reduces the visual impact of the proposed development, and providing the overall subdivision density does not

exceed the maximum gross density allowed by the designated land use.

10.3 Residential units shall be designed and located so as to minimize their visual mass. The Town will require exterior materials and colors which soften the appearance of the building and allow it to blend with the natural landscape.

10.4 The only materials to be used for road construction shall be those which soften the visual appearance and impact of the road. All road materials shall be approved by the Town Engineer.

10.5 Street lighting on hillside and ridge parcels shall be kept to the minimum necessary for safety. Light standards which minimize the dispersal of light shall be used in these areas.

ISSUE: Preservation of Neighborhood Character, Image, and Quality of Life

Objective 11:

To preserve, maintain, and enhance the existing character, scale, and quality of life in San Anselmo's residential neighborhoods.

Policies:

11.1 New development, including rehabilitation and expansion projects, shall be of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood.

11.2 Medium- and large-scale development projects in both single-family and mixed residential areas shall provide for a variation in building heights and exterior wall and roof articulation to avoid monotonous structures with a large, blank visual bulk and mass.

11.3 New developments of five or more units which overcrowd the local residential street network, and cannot make the necessary roadway improvements to mitigate the impact, will be required to be phased over a period of time or possibly be reduced in density. All roadway improvements will be paid for by the development creating the need for the improvements.

ISSUE: Future Development and Public Utilities and Services

Objective 12:

To maintain the current level of public services to the citizens of the Town and to continue to support improvements to public utilities as needed.

Policies:

12.1 To work with the special districts that provide water, sewer, and fire protection services in order to maintain and improve upon the present level of service.

12.2 To require all new development within the Town to be served by public water and fire protection agencies and, where feasible, the public sewer system.

ISSUE: Maintenance of Adequate Water Service and Fireflows in Hillside and Ridge Areas

Objective 13:

To ensure that existing and future development in hillside and ridge areas has a continuous supply of domestic water, adequate water to protect structures from domestic and wild fires.

Policies:

13.1 To encourage the Fire District to require sprinkler systems in new residential buildings which the Water District cannot supply with the ISO recommended fireflow.

13.2 New homes shall hook into MMWD's system.

Objective 14:

To require homes and other improvements constructed in hillside and ridge or other high fire hazard areas to be designed to reduce the potential for a disastrous fire.

Policies:

14.1 To prohibit onstreet parking on public and private roadways which, due to their width or circuitous routing, create problems for fire equipment access.

14.2 To prohibit the use of combustible roofing materials in residential areas that have a high wildfire potential (e.g., hillside and ridge areas).

14.3 To require brush clearance around structures which encroach on wild vegetative groundcover.

ISSUE: Sewage Treatment in Hillside and Ridge Areas

Objective 15:

To ensure that onsite sewage treatment systems do not create a potential health problem or contribute to a potential unstable slope condition.

Policies:

15.1 The Town will require all new development, where feasible, to be served by the Public Sanitation District.

15.2 Where it is not feasible to hook into the Sanitation District collection system, the builder must supply a copy of a sanitation engineer's report to the Town stating that disposal is feasible on the site from a health standpoint. Further, a professional geotechnical report by a professional engineer shall be supplied to the Town stating that the proposed wastewater disposal field will not result in contribute to any landslide or other adverse geologic condition.

ISSUE: Reduction of Potential Flooding Hazards

Objective 16:

To protect the community from danger to life and property caused by flooding.

Policies:

16.1 All new developments in the Town should be designed to minimize vegetation removal, soils compaction, and site coverage.

16.2 To only allow development within the 100-year floodplain which is consistent with the Town's adopted Protection of Flood Hazard Areas and Water Course Ordinance.

16.3 To inform the citizens of the community of existing and potential flooding problems on an ongoing basis.

16.4 To repair and improve the Town's storm drainage system to handle existing and projected runoff.

16.5 To prepare evacuation plans for flood-prone areas and distribute information to affected residents, businesses, and property owners.

ISSUE: Development in the Flood Zone

Objective 17:

To ensure that facilities needed to function in a natural disaster are not located in the floodplain or, if there is no other choice, that they are designed to function adequately under emergency conditions.

Policies:

17.1 Facilities designated as "critical" in the emergency preparedness plan should not be located in the 100-year floodplain, or if no other choice shall be designed to function adequately under emergency conditions.

ISSUE: Reuse of Surplus School District Lands

Objective 18:

To keep surplus School District lands in public ownership, while allowing some interim use of the property to allow the School District some financial return on its land holdings.

Policies:

18.1 The Town shall meet with the School Districts to determine the appropriate future use of surplus school sites whenever Districts contemplate reuse of these lands.

18.2 To encourage the School District to retain public ownership of surplus school sites because of the recreation and other physical assets that they provide for the greater community.

18.3 Ensure that reuse of public school sites is compatible with adjacent land uses and intensity of development in the immediate area.

18.4 To adopt an ordinance which would allow the School District to lease surplus school sites for possible educational, light commercial, office, or other use which can be found compatible with the existing use of land around the surplus school site, and the community as a whole.

18.5 To encourage the involvement of all San Anselmo citizens on the issue of reuse or new use of surplus school sites.

Objective 19:

To stipulate the future use or reuse of all public school sites in the Town of San Anselmo in the event said sites cease to be used, in whole or in part, as public schools.

Policies:

19.1 It shall be the policy of the Town of San Anselmo to zone the following listed school sites for the future use as designated in the following table:

School	Future Use
Sir Francis Drake High School	Single-Family Residential/Sir Francis Drake Blvd--Street Frontage Medium Density
Brookside School	Single-Family Residential
Wade Thomas School	Single-Family Residential
Red Hill School	Single-Family Residential/Above Elevation 150--Very Low Density
Hidden Valley School	Single-Family Residential

ISSUE: Reuse of Private School and Church Sites

Objective 20:

To develop special zoning districts and design guidelines to regulate the reuse of private school and church sites identified on the Planned Land Use Map.

Policies:

20.1 To ensure that reuse of existing private school and church sites is compatible with adjacent land uses and intensity of development in the immediate area.

20.2 To protect the unique natural and architectural features which make these sites a visual resource within the Town of San Anselmo.

20.3 To consider land use options for these properties which would preserve their unique visual or community resources.

20.4 Until such time as the special zoning districts and design guidelines are adopted, the following interim uses will be allowed:

Schools	Future Interim Use
Seminary Lands	Single-Family Residential/Reuse of Historic Building High-Density Residential
Saint Anselm's School	Single-Family Residential
Sunny Hills	Single-Family Residential/Above Elevation 150--Very Low Density

E. LAND USE CATEGORIES

Listed below are the basic land uses provided for in the General Plan. Each land use category includes a description of the type, density, and intensity of land use expected therein. The category descriptions also contain some of the criteria used in assigning their relative location within the planning area, and the objectives which each category is expected to achieve. The Planned Land Use Map shows the planned distribution of general land uses within the planning area.

Each residential land use category includes a population density range expressed in dwelling units per gross acre. The actual number of dwelling units permitted for any given residential parcel will be dependent on the environmental constraints of the site, and traffic safety characteristics of the roadways which provide access to the site, community design issues, and the housing objectives to be achieved.

The term '**gross acre**' as used in the General Plan refers to all the land within the property lines of a given parcel or all the land within the boundary line of a given development proposed. The only land to be excluded in the calculation of gross acreage is any land within an established public right-of-way or adopted plan line.

The ultimate structural form and physical character of San Anselmo will be determined by the density and intensity of development allowed on existing undeveloped lands within the Town limits. The Town has decided that its visual image and character will be that of a small-town detached single-family residential community which provides for a more dense and intense form of development on lands adjacent to its central commercial core. The flatter lands of the valley floor, and lower hill slopes, will be predominantly detached single-family neighborhoods. The density, and the intensity of residential development, will decrease rapidly to a very low level on the upper slopes and ridges of the hills and mountains which bound the community.

1. Residential

The categories of residential land use provided for in the San Anselmo General Plan are formulated so as to protect the visual character and quality of life in most of the Town's existing residential neighborhoods. However, the general plan does provide for some transition in residential character and form in and around the Town's central commercial area. Vacant lands within other established residential neighborhoods will be regulated so as to maintain and continue the existing character of development in the immediate area.

The density and intensity of residential development on existing vacant parcels of land on the upper slopes and ridges of hills in the planning area will be severely limited so as to protect the open space character and visual image of these areas. The following sets forth the permitted land uses, building types, and concentration of use in each residential category contained in the General Plan.

a. Very Low Density--Hillside and Ridge (1 Unit/Gross Acre or Less)

The very low density residential category is applied to those lands which constitute the Town's hillside and ridge areas. This land use category is intended to provide a density and intensity of residential development which will maintain the natural features of the land and associated landscape, and protect the visible ridges in the community from development.

The lands designated on the Land Use Map as very low density are to be improved with single-family detached homes on various lot sizes. Many of the parcels within this category are large, and it is therefore possible to cluster detached dwelling units on individual lots to avoid environmental constraints and to further open space objectives. The number of units to be allowed on each parcel of land within this category will be based on the environmental constraints (e.g., slope, unstable soils, stream courses, etc.) and open space objectives associated therewith. The Town of San Anselmo has reviewed the development potential of each parcel in the hillside and ridge area. From this review emerged the maximum number of dwelling units to be allowed on each parcel. The maximum number of dwelling units to be allowed is designated in the official **"Table of Hillside and Ridge Density Parcels"** adopted by the Town Council. The Town Council may review and amend this table from time to time if such amendment would further the objectives of the General Plan.

The population density in the hillside and ridge areas associated with this land use category will not exceed a maximum of four (4) persons per gross acre. The only land uses to be allowed within this category include single-family detached dwellings, roadways, driveways, parks, trail access easements, utility installations, and home occupations which are incidental and accessory to the allowed residential use.

b. Single-Family Residential-Conservation (1 Unit/Gross Acre or Less)

The single-family residential-conservation designation is assigned to those residential properties that are located above the 150 foot mean sea level elevation in the Town of San Anselmo, but outside of the land designated as Very Low Density (Hillside and Ridge). Much of the land above the 150 foot mean sea level elevation is visible from the Town's major roadways and established residential neighborhoods, and as such forms the major visual backdrop to the Town. In order to preserve the unique visual qualities of these lands, development is to be limited to a density of one unit per acre or less. However, all existing lots which are smaller than one acre are to be incorporated into the conservation area as legal nonconforming parcels.

In order to maintain the visual quality of the lands above the 150 foot mean sea level elevation, the Town intends to review the building location, access, and exterior design of structures proposed for vacant lots in this area. The Town may also

consider the effects of new development in this area on the public health and safety issues related to site improvements.

Design review may also apply to existing developed properties within the conservation area, if said review is necessary to protect the visual character of the hillside and the size of the proposed addition is large enough to warrant said review.

The population density in the single-family residential-conservation area will not exceed 18 persons per gross acre. The only land uses to be allowed within this category include: single-family detached dwellings, roadways, driveways, parks, trail access easements, utility installations, and home occupations. Other uses which may be permitted, although the Town shall have discretionary authority, include: churches, rooming houses, and a limited number of second units.

c. Single-Family Residential (1–6 Units/Gross Acre)

The single-family residential category is assigned to those residential areas with established neighborhoods which are characterized by single-family detached homes on a typical suburban residential lot. The majority of the parcels (lots) in this category would have a lot size of 7,500 square feet or less. However, some lots larger than 7,500 square feet may be found in this area due to environmental conditions or topography.

The majority of the land within this residential category has already been subdivided and improved with single-family homes. However, there are existing vacant parcels of land dispersed throughout these low-density residential areas. Future subdivision of vacant land within this category shall conform to the existing pattern of lot sizes within the neighborhood in which the land is located. New lots created through the subdivision of land shall be the same size as, or in some situations larger than, the existing lots in the immediate neighborhood.

The population density in the single-family residential category shall not exceed a maximum of eighteen (18) persons per gross acre. Land uses to be permitted include single-family detached dwellings; licensed family care, foster, group, and daycare homes; home occupations; parks, schools, playgrounds, and other public buildings; and public uses. Other uses which may be permitted, although the Town will have discretionary authority, include: churches, rooming houses, and a limited number of second residential units

d. Medium Density Residential (6—12 Units/Gross Acre)

The Medium Density Residential category is assigned to residential lots adjacent to Sir Francis Drake Boulevard and residential lots which abut or face commercial land uses. These properties will be developed with duplex-type residential units, but some triplex units may be allowed provided the form of the triplex unit is compatible in design with the surrounding single-family-duplex neighborhood.

The population density in the Medium Density Residential category shall not exceed a maximum of twenty-eight (28) persons per gross acre. Land uses to be permitted in this area include single-family detached homes; duplex and triplex residential units; licensed family care, foster, group, and daycare homes; home occupations; parks, schools, playgrounds, and other public buildings; and public uses. Other uses which may be permitted, but over which the Town shall have discretionary authority, include: churches, rooming houses, and a limited number of second residential units.

Higher densities may be considered within these areas if such developments implement to a significant degree the social housing objectives of the General Plan. The Housing Opportunity Section describes how this can be done.

e. High Density Residential (13—20 Units/Gross Acre)

The High Density Residential category is primarily assigned to residential lands near commercial areas outside the Town's Central Commercial core. The predominant form of residential development is expected to be attached multifamily apartment and condominium dwelling units. Multi-family housing is to be located within walking distance of commercial and employment areas in order to reduce the need for, and dependence on, the automobile for daily shopping trips.

Multiple family units are to reflect in design the single-family character of the Town and will therefore be limited in height to two stories, but not to exceed thirty-five (35) feet in height.

The population density in the High Density Residential category is not to exceed a maximum of forty-two (42) persons per gross acre. Land uses to be permitted in this area include: single-family detached homes; duplexes; triplexes; group dwellings; apartments; condominiums; licensed family care, foster, group, and daycare homes; parks, playgrounds, schools, public buildings; and other public uses. Other uses which may be permitted, but the Town shall have discretionary authority,

include: churches, rooming houses, and a limited number of second residential units.

Higher residential densities may be considered within these areas if such developments implement to a significant degree the social housing objectives of the General Plan. The Housing Opportunity Section describes how this can be done.

f. Downtown Mixed Residential (6—20 Units/Gross Acre)

The Downtown Mixed Residential category is assigned to the residential lands west of the Town's Central Commercial area. These properties are planned to be improved with a mixture of single-family, duplex, triplex, and multi-family apartments and condominiums. The intent is to have a mixture of residential densities on every street and block in the area so designated. Furthermore, there will be design review of all multi-family buildings to ensure visual compatibility with existing development in the area. The planned mixture of residential densities by block is shown on Map 4.

The population density in the Downtown Mixed Residential category shall not exceed a maximum of forty-two (42) persons per gross acre. Land uses to be permitted in this area include: single-family detached homes; duplexes; triplexes; group dwellings, apartments, and condominiums; licensed family care, foster, group, and daycare homes; and parks, playgrounds, schools, public buildings, and other public uses. Other uses which may be permitted, but the Town will have discretionary authority, include: churches, rooming houses, and a limited number of second residential units.

Higher residential densities may be considered within these areas if such developments implement to a significant degree the social housing objectives of the General Plan. The Housing Opportunity section describes how this can be done.

g. Housing Opportunity Areas/Apartments (14—28 Units/Gross Acre)

The Town has found over the years that zoning land to allow for higher densities of development has not resulted in rental or sales prices that meet the needs of the community's low and moderate income households. The only result has been a change in the physical appearance and character of the community, and increased traffic.

The Town recognizes the needs of low and moderate income families, and will provide within the Land Use Element an incentive to provide housing for these

income groups. The Town will consider higher density for both rental and For Sale projects which provide at least forty (40) percent of the dwelling units within the development for low or moderate income families. Rental and For Sale unit projects which meet the objective will be considered in specified areas within the Mixed Housing areas of the General Plan. The areas which will be considered for higher densities will be designated in the future by the Town Council. The population density of these parcels will not exceed a maximum of fifty (50) persons per gross acre.

2. Commercial

San Anselmo does not have the type of a strong commercial or industrial base which would classify the community as a major employment area in Marin County. Most of the jobs available in San Anselmo are in the retail and residential services sector of the economy.

A report prepared by the Association of Bay Area Governments entitled "ABAG Projections--87" projected a decreasing population in San Anselmo, combined with a relatively small increase in the number of jobs available in the community, and the number of households in the community. Slight job increases are projected in the retail and service sector over the next 20 years.

The jobs projections for San Anselmo do not indicate a need to plan for a large amount of commercial expansion in the community. Growth in jobs, though small, will be in service and office type uses, with some limited retail expansion.

The San Anselmo Chamber of Commerce supports policies which will encourage the expansion and attraction of nonresident-supported business enterprises. It appears that the primary businesses which can be encouraged to expand to implement this objective are restaurants, antique and other furniture stores, and specialty retail item stores. These enterprises would have to operate in conjunction with one another to first attract visitors to the area and to encourage visitors to have an extended stay (two or more hours) of browsing, shopping, and eating.

The Town appears to have adequate existing and planned commercial floor space to achieve this objective. Furthermore, the historic commercial core and commercial development along Sir Francis Drake Boulevard and Red Hill Boulevard are within reasonable walking distance from one another. A factor which hinders the expansion of nonresident-supported business enterprises is the size of streets, and high

volume of automobile traffic thereon, which tends to serve as a strong barrier to easy pedestrian circulation. Steps the Town could take to improve upon the environment for nonresident-dependent business include improving pedestrian circulation and traffic movement, and to provide adequate and easily accessible parking for longer shopping trips into the community.

One of the primary concerns of commercial business in the historic core and along Red Hill Road and Greenfield Avenue is the need for additional convenient customer parking. The Chamber of Commerce has requested that the Town consider adopting policies which will address the need for more convenient parking.

The commercial area along San Anselmo Avenue is planned to remain the retail core of the community. Uses are expected to be a mixture of visitor and local serving commercial businesses. The Central Commercial area should incorporate open space, a strong pedestrian element, and convenient parking to maintain its image as the hub of the community. The Town may consider special parking provisions for the area in order to reduce the time and trouble new businesses have with leasing commercial space in the area. The incorporation of a residential element into the variety and fabric of the commercial core could improve its function and vitality.

The older commercial structures located along Sir Francis Drake Boulevard west of the Hub present a potential traffic circulation and congestion problem. Most of these structures were constructed without offstreet parking. Furthermore, the heavy vehicular traffic volume along Sir Francis Drake Boulevard, combined with the inability to structurally expand the boulevard means that left turns onto business property in this area creates an unacceptable problem for vehicular circulation within the Town. As a result, commercial uses which generate significant amounts of traffic, if located in these structures, will cause further traffic congestion in an existing congested area. The Town intends to consider regulating businesses in this area to prohibit enterprises which are high traffic generators (e.g., fast-food outlets and quick stop and shop stores).

The town wants to maintain the small town scale and character of its commercial areas. This will be attained by creative conservation of older buildings and close attention to new buildings to ensure that they are at a scale which is compatible with the existing character of the area. Trademark designed buildings associated with many retail, food, and beverage service businesses will not be allowed in the

Town's commercial areas. Development is to be consistent with Objective 6 and Policies 6.2–6.3 of the Land Use Element.

Limited commercial enterprises will be allowed at some points along major arterials and collector streets, provided these businesses primarily serve the residential areas in which they are located. The Plan recognizes the existing limited number of small neighborhood commercial and administrative professional offices along Center and Sir Francis Drake Boulevard.

The categories of commercial land use provided for in the General Plan recognize the diverse functions and roles each of the commercial areas will play in the community. The following describes the permitted land uses, building types, and concentration of use in each commercial category found in the Plan.

a. Central Commercial

The Central Commercial area can be found along portions of San Anselmo Avenue and Sir Francis Drake Boulevard between the Hub and Ross Avenue. This commercial area is expected to be the retail core of the community. Commercial enterprises in this area are expected to provide a continuity of commercial frontage and attractive area for pedestrian movement. Parking is not anticipated onsite, but would be provided in public or common parking lots within walking distance of all downtown businesses.

Two types of businesses are expected in this area. The first type are primary attractors. These are businesses that draw customers from outside of the community. Such commercial activities include restaurants, specialty stores (antiques), fashion stores, variety stores, and apparel stores. The second type of uses are satellite businesses which rely on pedestrian movement generated by the primary attractors. These include such uses as small specialty shops, small food service outlets (ice cream and coffee), personal services (barber and beauty shops), and small boutiques. Offices would also be allowed, but in order to promote commercial activity in the area are encouraged to locate above the ground floor.

Residential use in the form of multi-family housing will be allowed in the central commercial area. Residential uses can be provided for in a single structure, or may be mixed with commercial activity in a single structure; the ground floor of every building should be utilized for commercial or commercial-related uses. However, the Town will consider the entire use concept for a building before determin-

ing the appropriate use of the ground floor. Commercial activity in the central area is expected to be quite concentrated to encourage pedestrian movement. Although commercial development will be concentrated, the intensity of commercial development on individual lots or development sites could have floor area ratios (FAR) up to 2.0. The term **"floor area ratio"** as used in the General Plan is the total floor area of a building relative to the total area of the lot or development site. A 5,000-square-foot lot with a floor area ratio of 1.5 could have 7,500 square feet of floor space in a building. Furthermore, the height of buildings in the central commercial area is to be compatible with surrounding buildings, but shall not exceed 35 feet in height.

b. General Commercial

The General Commercial land use designation is expected to provide for a wide range of commercial activities. These types of activities include supermarkets, food stores, retail activities, automobile service and repair, laundries, offices, restaurants, nurseries, and commercial services. Businesses in these areas would not rely on foot traffic for their customers, but would be expected to draw from and accommodate automobile traffic. The majority of the businesses in these areas should be required to provide onsite parking for their customers. However, in some situations, common parking facilities or special parking onstreet programs may be authorized.

The concentration of commercial development in the General Commercial area will not be as great as it is in the commercial core. Commercial buildings in these areas may be more spread out and separated by offstreet parking spaces. Floor area ratios within the General Commercial could have FAR up to 1.5. The height of buildings in this category is to be compatible with surrounding buildings, but shall not exceed 35 feet in height. The only exceptions would be existing buildings which are greater than 35 feet in height.

c. Limited Commercial

The areas designated as Limited Commercial on the General Plan Land Use Map will be regulated as to the intensity of commercial development allowed thereon. It is intended that commercial development allowed for on these properties will be low traffic generators, or that the traffic generated by these commercial activities will not conflict with peak-hour traffic movements on Sir Francis Drake Boulevard. Examples of uses which are expected to be low traffic generators include special-

ized enterprises such as furniture and antique stores, specialty boutiques, bookstores, art galleries, and personal services such as barber shops and beauty shops. The types of commercial activity which will not be allowed in the Limited Commercial area include fast-food restaurants, quick-stop food stores, and medical office types of uses and services.

The determination as to whether or not a commercial use would be allowed within this Limited Commercial area will be based upon the total number of traffic trips generated by that business and how said traffic trips (including turning movements) are expected to affect the flow of traffic along Sir Francis Drake Boulevard. Commercial uses which will disrupt the flow of traffic on Sir Francis Drake Boulevard, or uses which would have a detrimental effect on the residential neighborhoods adjacent to Sir Francis Drake Boulevard will not be allowed. The intent of this Limited Commercial area is to ensure that the businesses which operate within this area will not be disruptive to the flow of traffic on the boulevard or the nearby residential neighborhood.

The concentration of commercial development in this area is expected to be lower than in the Central and General Commercial districts. Floor area ratios could be up to 1.0 within this area, and building heights are to be compatible with buildings in the surrounding area, but shall not exceed 35 feet in height.

d. Neighborhood Commercial/Mixed Residential

The Neighborhood Commercial/Mixed Residential designation is intended to allow very limited commercial uses on certain properties within predominantly residential areas of San Anselmo. The land use designation will allow properties so classified to either be improved with residential units (predominantly single family) or limited commercial uses which are compatible with the residential area. Commercial uses which are compatible with residential areas would not result in traffic impacts any greater than if the property were improved residentially. Compatibility implies that limited commercial uses would also not result in noise, light, glare, or aesthetic impacts that would conflict with a residential environment.

Neighborhood Commercial areas provide convenience goods and services to local residents without disrupting the residential character of the area. They are necessarily small in size, and oftentimes may consist of a single mom-and-pop store. Other typical uses include barber shops, beauty shops, cleaners, shoe repair, hard-

ware stores, and small pharmacies. Small professional offices may also be allowed in this category.

Neighborhood Commercial uses are considered desirable when located at intersections and developed in areas where residents can walk rather than drive to do business. Additional neighborhood centers may be needed beyond those shown on the map, depending upon the desires of residential communities within the town.

The concentration of commercial development within the area will be quite limited. Most often, commercial development will be limited to one or two parcels, but in some situations there may be more parcels devoted to this use. Floor area ratios up to 0.65 will be most appropriate within this area, and the height of the commercial structures must be compatible with those of the residences in the area, but shall not exceed 35 feet in height.

3. Parks and Open Space

This land use category is intended to designate existing and planned parks, recreation facilities, and natural open space areas. The open space areas identified as contributing to the Town's natural setting and community image fall into this category, and are shown on the open space map. The open space land use issues are dealt with in more detail in the Open Space Element of the General Plan. Areas designated as parks on the Planned Land Use Map are not intended to be developed with anything other than small structures which accommodate the citizens of the community as it relates to recreation. Commercial structures will not be allowed in the parks. The parks will only be improved with facilities for which the park was intended (e.g., tennis courts, baseball diamonds, and open playfields).

It is the objective of the General Plan to have all areas identified as "open space parcels" on the Open Space Map to remain in their natural state without any development at all. However, should the Town be unable to acquire, or set aside these areas as permanent open space parcels, a very limited form of residential development would be allowed. Development is to conform to Objective 3, Policy 3.1 of the Open Space Element. Residential development within the current Town limits would be no greater than one unit per acre, and in many instances may be even less dense for those properties listed on the Table of Hillside and Ridge Density Parcels. Building coverage on these properties would be no greater than 15 percent per gross acre.

4. Public Facilities

This category is a catch-all for all major public and semi-public land uses not included in the afore-described categories. Existing public buildings, institutions, and schools are so designated. Examples of these uses include the Town Hall, library, public parking lots, public elementary and secondary schools, and water tank sites.

The intensity of development allowed on the public facilities parcels will be determined as to the type of function or purpose these facilities were constructed to meet. As an example, the Town Hall will have a greater intensity of use than a water tank located on a nearby hillside in the town.

F. IMPLEMENTATION

The California Government Code Section 65860 requires that a "county or city zoning ordinance shall be consistent with the general plan of the county or city by January 1, 1974. A zoning ordinance shall be consistent with a city or county general plan only if: (1) the city or county has officially adopted such a plan, and (2) the various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in such a plan." In a related action, the legislature amended the state Subdivision Map Act, requiring that tentative and final maps not be approved unless the design and improvement were found to be consistent with applicable specific and general plans (Govt. Code Sec. 66473.5).

Uses must be consistent with all elements of the general plan and not just the land use element and map. (The law is unclear whether the uses must be consistent with only the seven required elements.) For there to be a finding of consistency the plan must be complete. In addition, the plan must be "an integrated, internally consistent and compatible statement of policies for the adopting agency" (Govt. Code Sec. 65300.5).

Consistency is measured by three parameters: use, boundaries, and time.

1. The zoning ordinance should be considered consistent with the general plan when the allowable uses and standards contained in the text of the zoning ordinance tend to further the policies in the general plan and do not inhibit or obstruct the attainment of these articulated policies.

2. The boundaries of land use areas on the land use map are intended to be ambiguous in order for the Planning Commission and Town Council to adjust land use regulations to factors that are too localized to be reflected on the general plan. Thus boundaries are intended to be flexible and land uses not shown on the map may be consistent if they are small in area and if they are consistent with the written goals and policies of the plan.

3. As discussed, a use must not preclude ultimate achievement of the goals and policies at the planned time. A use may not be permitted prematurely in an area reserved for future development even if it is consistent with the land use map. It must also be consistent with the objectives and policies as well.

Code Revisions

1. Zoning Ordinance and Map

The top priority for implementation would be the revision of San Anselmo's Zoning Ordinance and Zoning Map to be consistent with the revised general plan. Ordinance amendments would include rewriting the residential and commercial sections of the code to incorporate the density and intensity provisions of the revised general plan. Updating the parking requirements of the code, and providing a Housing Opportunity section in the Code. Special provisions could be written into the code to provide that existing uses with a density or intensity of use greater than the revised plan could continue as legal permitted uses.

2. Subdivision Ordinance

The subdivision ordinance should be reviewed and updated to conform with the Subdivision Map Act. In addition, the ordinance can be modified to require a developer to pay certain impact fees to cover the costs to the community that are directly attributable to the development.

Future Planning

1. Housing Opportunity Areas Map

The Town will conduct a more detailed study of existing land uses and parcel sizes in the designated Mixed Residential, Commercial, and Public Facility areas to determine which sites are most appropriate as housing opportunity

areas. The objective of the study is to map parcels which are considered appropriate Housing Opportunity sites.

2. Central Commercial Circulation and Parking Study

The Town will conduct a study of the traffic circulation and parking activity in the Central Commercial area. The purpose of the study is to develop a program to improve traffic circulation, parking opportunities, and evolve a method to finance any needed improvements. Businesses in the area will be invited to participate in the study.

3. Design Review in the Single-Family Residential-Conservation Category

Prior to enacting an ordinance to implement the objectives of the Single-Family Residential-Conservation area the Town will conduct studies and hold workshops to determine when and where the discretionary power of design review will be used for new development on vacant lots, and when design review will be required for proposed expansion or reconstruction of existing buildings in the area. The staffing requirements to implement these objectives will also be studied. The purpose of the study is to determine the degree of flexibility which will be incorporated into the ordinance.

4. Historic Preservation Ordinance

The Town will prepare a historic preservation ordinance which will not only protect the visual and design character of existing historic buildings in the community, but will establish a procedure and guidelines for new building construction in areas of the community which contain examples of San Anselmo's architectural heritage.

CIRCULATION ELEMENT

A. INTRODUCTION

The Circulation Element of the General Plan is the most closely aligned with the Land Use Element. State law mandates that the Circulation Element contain the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities, all correlated with the Land Use Element of the General Plan. The term "correlation" in the planning law means the Circulation Element must set forth standards and proposals for roadway modifications and improvements which are related to the existing use of land in the community, and changes in demand on the various roadways as a result of changes in the use of land associated with the Land Use Element. Furthermore, correlation includes a workable program for funding anticipated and planned roadway improvements.

B. EXISTING CONDITIONS

1. Roadway Network and Classification

San Anselmo's roadway network is comprised of arterial, collector, and local residential streets. There are no freeways or expressways within the Town limits. However, due to the Town's location in the upper Ross Valley, the major arterial streets serve as thoroughfares for regional traffic moving to and from Fairfax, Sleepy Hollow, and central and west Marin. The traffic on the Town's arterials is not only weekday traffic, but includes weekend recreation traffic to state and national parks located in central and west Marin.

The major arterial streets in San Anselmo include:

- Sir Francis Drake Boulevard--a four-lane arterial street which traverses the community between the Towns of Fairfax and Ross.
- Center Boulevard--a two-lane arterial street which passes between Fairfax and the Hub.
- Red Hill Avenue--a four-lane arterial street which connects the Hub with the City of San Rafael.

- Butterfield Road--a two-lane arterial which connects the unincorporated community of Sleepy Hollow with Sir Francis Drake Boulevard.

Residential collector streets include San Francisco Boulevard, Broadmoor Avenue, Forbes Avenue, San Anselmo Avenue, Ross Avenue, Bolinas Avenue, Greenfield Avenue, Sequoia Drive, Hillsdale Drive, Barber Avenue, and Saunders Avenue.

All other streets and roads in the community are classified as local residential streets.

No new major roadways are planned or envisioned in the Town's foreseeable future.

2. Operational Characteristics

The following is a summary of the findings of the Corridor Study prepared by DKS Associates and the findings of the traffic data collected by John Roberto Associates.

a. Arterial Roads

The studies conducted by DKS Associates in 1985 found that daily traffic volumes along Sir Francis Drake Boulevard ranged between 18,800 trips at the west end of Town to 34,300 trips near Madrone Avenue. Eastbound traffic was found to peak sharply between 7:00 am and 9:00 am, and eastbound traffic remained relatively high until after 3:00 pm. Westbound traffic was found to have a broad peak period which started around 3:00 pm and extended beyond 6:00 pm.

Daily traffic volumes along Center Boulevard ranged between 11,900 trips to 12,500 trips. Eastbound traffic was found to have a strong peak between 7:30 and 9:00 am, and then diminishes throughout the remainder of the day. The westbound peak occurs between 5:00 and 7:00 pm, but is less dramatic than the am peak.

At the time the traffic counts were taken, Sir Francis Drake Boulevard was a two-lane road between Butterfield Road and San Francisco Boulevard. The one eastbound lane on Sir Francis Drake at the intersection with Butterfield Road was not capable of handling the peak-period demand. As a result, cars backed up on Butterfield Road because they could not adequately access Sir Francis Drake due to the cars already occupying the eastbound lane from Fairfax. The result was that many drivers sought alternative routes to access Sir Francis Drake by passing through local residential streets in the area, placing unacceptable levels of vehicle traffic on the residential streets.

San Anselmo has added an additional east- and westbound lane on Sir Francis Drake Boulevard, thereby eliminating one of the factors which contributed to congestion on the roadway. While the beneficial effects of the improvements on roadway level of service and impacts on nearby residential streets has not been documented through formal traffic studies, the number of complaints related to excessive traffic from people on residential streets has decreased substantially. Prior to the installation of the additional lanes on Sir Francis Drake, the roadway was found to be operating at level of service 'F' during the peak am and pm hours.

Peak-period traffic on Center Boulevard was found to result in significant congestion at the all-way STOP intersections at Forest/San Anselmo Avenue, Redwood/Saunders, and at Madrone/Grove. The am peak period congestion was quite severe and exceeded roadway capacity design. The result was a calculated Level of Service 'F' during the am peak period. Eastbound am congestion resulted in traffic seeking alternative routes through adjacent residential areas to points east which were less congested. No improvements have been made to Center Boulevard since the DKS study. However, improvements on Sir Francis Drake may have shifted some trips away from Center. No studies have been undertaken to verify this assumption.

It is clear from the foregoing that local and regional traffic impacts on many of San Anselmo's local residential streets is a result of the inability of some of the major arterials in the Town to adequately accommodate this traffic during the peak periods. The traffic problem is not only a local problem, but one which must be shared by other communities in the upper Ross Valley and the unincorporated communities in Sleepy Hollow, and west and central Marin.

b. Local Streets

The traffic counts taken on local residential streets by John Roberto Associates in August 1986 did not result in any significant adverse findings. Traffic counts were taken during the pm peak hour on weekdays. The Goodrich Traffic Group calculated the vehicle/capacity ratio and corresponding Level of Service for the ten worst intersections. The calculated Level of Service for all ten intersections during the pm peak hour was 'A'. However, individual movements within any leg of these intersections may experience a worse than average Level of Service. The intersections analyzed were San Rafael/San Anselmo Avenues, Tamalpais/San Anselmo, San Anselmo/Tunstead, Pine/San Anselmo, San Anselmo/Woodland, Wood-

side/Butterfield, Carlson/Butterfield, Rutherford-Meadowcroft/Butterfield, Butterfield/Suffield, and San Anselmo/Scenic.

Operational characteristics of roadways involve more than the number of lanes and volume traffic counts. Many of San Anselmo's residential collector streets and local residential streets were improved years ago when many homes in the hills were designed for seasonal use only and not envisioned for full-time occupancy. As a result, many of the residential roads are narrow, circuitous, and improperly sloped and drained and have associated traffic circulation and safety problems due to the level of local traffic they carry today. These operational characteristics have not been quantified, but are of common knowledge in the Town.

3. Adequacy of Existing Roadway Systems and Needed Improvements

Based on the finding of the DKS Corridor Study, Sir Francis Drake Boulevard, Center Boulevard, and Butterfield Road are not adequately designed to handle current levels of peak-hour traffic. Furthermore, future projected growth within and outside San Anselmo will add to the existing problem. The calculations of future urban growth contained in the DKS study found that San Anselmo will only contribute 12–17 percent of the new growth.

Current projections of future dwelling units which will add traffic to San Anselmo's arterial streets are as follows:

Location	Number of Dwelling Units
Marin County	500
Fairfax	470–920
San Anselmo	200
	1,170–1,620

Additionally, the conversion of marginal residential and commercial land in San Anselmo to more intensive types of use could increase the number of trips on the Town's arterial streets. Land use policies adopted relative to reuse of marginal sites and surplus public lands will have an effect on future traffic projections and needed roadway improvements.

The citizens of San Anselmo have been clear in the past that they do not want to provide new or highly improved roads which may, by adding capacity, stimulate growth in other communities or the county, thereby increasing the number of auto-

mobile trips passing through the Town. The consensus has been that more automobile trips will only reduce the quality of residential life in San Anselmo.

Accordingly, the only means of correlating the Land Use and Circulation Elements of the General Plan is to provide for the types of improvements in the roadway system which will accommodate existing and planned future development. These types of improvements include such things as intersection widening, installation of traffic signals, improvements to traffic signal operations, sight distance improvements, provisions of onstreet parking bays, and possibly some roadway realignment and traffic rechannelization via restriping and minor lane additions.

These types of improvements apply to all streets in San Anselmo, not just the arterial streets. Furthermore, San Anselmo will look to regional awareness of the Town's traffic circulation problems, and regional participation in terms of land use development policy and funding support for needed improvements.

4. Parking Adequacy

San Anselmo is a community which was laid out and subdivided prior to the post-World-War-II period. At that time, families were fortunate if they had one car, and there was no need or foreseeable need for two-car garages or abundant parking requirements for commercial businesses. As a result, many, if not most of, San Anselmo's homes, residential streets, and older business districts do not have adequate space to accommodate the increasing number of automobiles owned and used by people today.

The Town's current policies are to encourage the use of transit to reduce dependence on the automobile, and to limit roadway expansion to discourage use of the automobile. Unfortunately, these policies have not had a significant impact on the desires of people to own and operate automobiles.

5. Bicycle and Pedestrian Systems

The San Anselmo General Plan encourages the improvement of bicycle and pedestrian systems which will reduce the reliance on the automobile for local trips. The Town will continue its efforts to identify the areas which should be linked by bicycle and pedestrian paths, and will pursue opportunities such as grants and conditions of development approval to achieve a viable bicycle and pedestrian transportation system.

C. CIRCULATION GOALS

San Anselmo's Circulation Element is based on a desire to preserve the natural and small-town character of the community. Accordingly, the Town's circulation network will be designed to accommodate existing and anticipated traffic, but traffic will not be allowed to dominate or dictate to quality of life in the community. It is the goal of the Town to maintain the residential quality of all local streets in the community.

The circulation network will be designed to offer strong transit, pedestrian, and bikeway alternatives to the automobiles. The roadway system will be designed to funnel visitor traffic through the Town, and its central commercial area, as much as possible without requiring visitor traffic to resort to use of local streets for this passage.

The primary goals of the Circulation Element are:

1. To promote a transportation network which offers strong transit, pedestrian, and bikeway alternatives to the automobile.
2. To design a roadway network which will maintain and enhance the quality of life on local residential streets in the community.
3. To make minimum improvements to the Town's arterial roadways in order to facilitate the flow of regional traffic through the Town, and thereby protect the quality of life on residential streets.
4. To support the creation of a subregional planning advisory board to review and comment on development impacting the Ross Valley Corridor, and any proposed improvements to roadways in the corridor. Traffic from west and central Marin will be taken into consideration.

D. ISSUES, OBJECTIVES, AND POLICIES

The following is a list of circulation and transportation issues facing San Anselmo and the Town's objectives and policies related to these issues. The issues have not been prioritized in this document.

ISSUE: Character of Streets

Objective 1:

To maintain and enhance the residential quality and character of all streets in San Anselmo, with the exception of Red Hill Avenue and portions of Sir Francis Drake Boulevard, Greenfield Avenue, and San Anselmo Avenue.

Policies:

1.1 To protect the quality of life on residential streets by not allowing these streets to become traffic dominated.

1.2 To limit the intensity of developments which may have the potential to make a residential street traffic dominated.

1.3 To promote traffic safety by channelizing through traffic away from residential streets.

ISSUE: Traffic Circulation--Level of Service

Objective 2:

To separate local through and visitor traffic to the maximum extent possible.

Policies:

2.1 Sir Francis Drake, Center, and Red Hill will continue to be the primary traffic carriers for visitor and through traffic.

2.2 San Anselmo Avenue may be designed to provide for visitor traffic, but not through traffic.

Objective 3:

To maintain all arterial and collector roadway intersections within the Town at a level of service 'D' or better during peak am and pm hours.

Policies:

3.1 The level of service will be maintained primarily by regulating the intensity of development throughout the community.

3.2 All new major developments or subdivisions will be required to submit information to the Town as to their effect on the level of service at impacted intersections.

3.3 The Town will not allow the level of service to drop below 'D' unless it is judged to be in the public interest and consistent with other objectives and policies contained in the General Plan.

3.4 The Town will not approve major roadway improvements, such as additional travel lanes, to local, collector, or arterial streets. Improvements to intersections, such as signalization and channeling of traffic, are not considered major roadway improvements.

ISSUE: Preservation of Rural Character of Streets

Objective 4:

To discourage through traffic on residential streets and preserve their quiet rural charm.

Policies:

4.1 To direct through traffic away from residential areas of the Town by using such techniques as landscaping and traffic islands, and possibly limited street closures and one-way traffic controls if such limitations do not pose a problem to public safety.

4.2 The roadway network for new developments or subdivisions should only show, if possible, street connections to identified residential connector streets or arterials.

4.3 The traffic generated and distributed by all new projects must be within the traffic limits implied by San Anselmo's street classification system.

4.4 All roadway improvements must be designed to preserve and enhance the rural character of San Anselmo streets.

ISSUE: Alternative Modes of Transportation

Objective 5:

San Anselmo will continue to improve and expand its bikeway system.

Policies:

5.1 To maximize the use of local streets for regional bicycle traffic.

5.2 To ensure that all development is consistent with San Anselmo's bikeway objectives, and Objective 5 of the Open Space Element.

Objective 6:

San Anselmo will continue to maintain and expand its pedestrian way system.

Policies:

6.1 San Anselmo's pedestrian way system is intended to link residential areas with local community destination points (i.e., parks, schools, town hall, and commercial areas).

6.2 Sidewalks and walkways will be considered in new residential projects but may not be mandatory.

Objective 7:

To maintain and improve local and regional bus service.

Policies:

7.1 San Anselmo will continue to support efforts to maintain regional intercity and town bus service provided by the Golden Gate Bridge District.

7.2 The Town will continue to support all efforts to improve local bus service within Marin County.

ISSUE: Existing and Future Traffic Congestion

Objective 8:

To improve upon existing traffic circulation in the central commercial area, and along Center and Sir Francis Drake Boulevard. (Also see Land Use Element Policies 5.1 and 5.2.)

Policies:

8.1 To improve traffic circulation along Sir Francis Drake Boulevard by authorizing limited improvements such as bus turnout lanes at transit stops, improvements at existing intersections, additional traffic signals, and improvement in the operation of the existing traffic signals where appropriate.

8.2 The Town may consider limited intersection improvements and the provision of turn lanes at intersections along Center Boulevard to improve traffic circulation.

8.3 The Town may consider the provision of automobile signs in the commercial core to direct visitor traffic into the Town's central commercial area.

8.4 An additional left-turn lane may be provided on arterials, collectors, and some local streets at Sir Francis Drake Boulevard to reduce existing delays and traffic queues.

Objective 9:

To improve existing and future traffic circulation, safety, and parking in the central commercial area and along Greenfield Avenue. (Also see Land Use Element Policies 5.1 and 5.2.)

Policies:

9.1 To undertake a study of traffic circulation and parking in these two commercial areas, and to adopt a long-term improvement plan for the areas.

ISSUE: Road Access to Hillside and Ridge Properties

Objective 10:

To allow limited improvements to the existing narrow and circuitous roadways which provide access to ridge and hillside properties while maintaining their existing rural character. (Also see Land Use Element Policies 10.1–10.5.)

Policies:

10.1 The only improvements the Town will allow on existing roads which serve ridge and hillside properties are those necessary to improve safety and drainage. The types of improvements which will be allowed include: resurfacing of existing paved areas, cross slope correction, small automobile turnouts, isolated widening, straightening of roads to correct safety hazards, placement of mirrors at blind curves, improved roadway drainage, and repair of existing slides along the roadway, or improvements similar in nature to those described herein.

10.2 The Town will not allow widespread widening of existing roads which serve hillside, ridge, and open space parcels.

10.3 Roadway extensions required to serve ridge and hillside properties shall be similar in character to the existing road which is being extended.

10.4 Prior to acting on any application for development or land division on any hillside and ridge parcel, which is served by an existing roadway, the Town will prepare, and the applicant will pay for, a study of the existing road conditions. The study will include recommendations for improvements which are consistent with policies 10.1 through 10.3.

10.5 Landowners who wish to improve or subdivide their property may be required to submit fees or make improvements recommended in the roadway studies. The Town will adopt criteria for funding said improvements desired on each roadway serving hillside and ridge properties.

10.6 Future development on hillside and ridge parcels will be required to provide guest parking onsite if the existing public or private roadway serving the property is too narrow to accommodate onstreet parking.

Objective 11:

To limit the type, size, weight, and number of construction equipment and vehicles used to improve or maintain hillside and ridge properties.

Policies:

11.1 The Town will require the submission and approval of a method of construction plan prior to the issuance of any grading or building permits for any improvements on hillside and ridge properties.

11.2 The Construction Plan required by policy 11.1 shall set forth the types, size, weight, and number of pieces of construction equipment and vehicles a property owner or contractor intends to use in improving a hillside or ridge parcel. The Plan must also specify the route to be used to deliver equipment to the site, number of workers, and parking provisions for workers' vehicles, how and where equipment vehicles will be stored onsite, and the anticipated length of time needed to complete improvements.

11.3 The Town shall have the right to modify a submitted construction plan to ensure compliance with other policies contained in the General Plan.

ISSUE: Parking

Objective 12:

To review and update the Town's parking ordinance to reflect current trends in automobile size and use.

Policies:

12.1 The Town may consider alternatives to requiring each business to provide its required parking onsite within some commercial areas. However, each site will be required to provide the parking stipulated in the Zoning Code at some location in the area. The implementation of this concept will require the cooperation of all property owners and business people in the area.

12.2 To identify the specific locations of parking space need areas and increase the number of parking spaces available for automobiles at transit stops.

12.3 To develop additional offstreet parking spaces on residential roads to accommodate onstreet parking without disrupting the travel lane.

12.4 To develop a program to provide parking bays.

Objective 13:

To screen offstreet parking from public view.

Policies:

13.1 All parking lots will be required to be landscaped and set back from the right-of-way.

13.2 Trees should be used in parking lots to provide shade and break up the visual size of the lot.

13.3 Efforts should be made to minimize the size of parking areas. For example, two parking areas separated by landscaping and connected by a driveway are preferred to one larger lot.

ISSUE: Roadway Extensions to Adjoining Communities

Objective 14:

To strongly oppose the extension of any road from the Sleepy Hollow area to San Rafael or other communities in unincorporated Marin County

Policies:

14.1 The Town will prohibit the extension of any road north of Sir Francis Drake Boulevard or Red Hill Road into the City of San Rafael. The Town will oppose the extension of any through road north of Sir Francis Drake Boulevard or Red Hill Road to the City of San Rafael if said road is outside the Town's jurisdiction.

ISSUE: Relationship of Development Intensity to Roadway Capacity

Objective 15:

To ensure that roadway improvements needed to serve new commercial and residential developments conform to the Town's street classification system and roadway improvement policies.

Policies:

15.1 To limit the intensity of a proposed commercial development and the density of a proposed residential development if the traffic generated by such development exceeds the capacity of the street, and the roadway improvements needed to accommodate the new traffic are not consistent with the Town's roadway improvement policies.

15.2 To limit the intensity or density of commercial and residential development if traffic generated by such development causes an existing street classified as local residential to function as a collector or arterial street. (Refer to the Roadway Network and Classification section of the Circulation Element.)

E. IMPLEMENTATION

The following measures will be taken by the Town to implement the concept, objectives, and policies of the circulation element. All implementation measures should not be undertaken at the same time, but should be completed by the year 2000.

1. Zoning Ordinance Rewrite

The parking requirements section of the zoning ordinance shall be reviewed and revised to implement the concept, objectives, and policies of the circulation ele-

ment. The parking standards should be revised to accommodate planned land use and today's smaller sized automobiles.

2. Commercial Area Parking Study

The Town in conjunction with representatives of the local business community should establish a committee to study the parking problems in the commercial areas, and recommend a solution including funding that is agreeable to all parties involved. Special attention should be given to the concept of creating additional shared parking among all businesses. The study should focus on both the Central Business District and the Greenfield commercial areas.

3. Funding of Roadway, Bikeway, and Pedestrian Improvements

All new developments which require roadway modifications or improvements will be required to install and finance the entire cost of all these improvements.

Long-term improvements expected along Sir Francis Drake Boulevard, Center Boulevard, Butterfield Road, Red Hill Road, and local residential streets may be financed by gas tax funds, transportation grants, and other public monies. However, should the available funding not be adequate to install the necessary improvements, the Town may establish a traffic mitigation fee plan which estimates the cost of all improvements desired and charges each new development or improvement a fee based upon the number of trips it generates to the area during the peak hour. These fees will be used to help finance and pay the debt on improvements. The Town will and must seek the cooperation of the Town of Fairfax and the County of Marin in charging similar fees to finance improvements needed along Sir Francis Drake Boulevard, Center Boulevard, Butterfield Road, and Red Hill Road.

4. Development Review Process

The Town will establish a development review process which requires all new development proposals of a medium or large scale to submit a traffic study with their applications which discusses the impact of the proposed development on the street system, and its conformance with the circulation objectives and policies of the plan. The cost of the study will be borne by the applicant, but will be conducted by a traffic consultant retained by the Town, or as part of an EIR prepared on the proposed project.

OPEN SPACE ELEMENT

A. INTRODUCTION

San Anselmo is a unique community, situated among the trees and hills of the beautiful Ross Valley. The community owes its special atmosphere in large part to the undeveloped ridge tops and hillsides within the town borders. These open spaces form natural borders that give the town and its neighbors an identity unmatched by most Bay Area communities. However, much of the undeveloped land in San Anselmo is private property whose owners have the right to develop and the Town can expect them to do so. Unless such property is acquired and/or dedicated for permanent preservation, as publicly held open space, it must be assumed that private development will occur.

The Town recognizes that these privately owned lands are likely to be developed. Accordingly, the Open Space Element formulates a strategy which is designed to preserve priority open space lands in the Town, and in its adjacent 'sphere of influence'. The attainment of the open space objectives requires the cooperation of property owners, residents, community leaders, citizens, and elected officials of the incorporated and unincorporated communities adjacent to San Anselmo. Preservation of open space lands needs to be accomplished by balancing both the interests of the Town and the rights of property owners.

B. CURRENT STATUS OF OPEN SPACE

San Anselmo is situated in a valley with a corridor developed along its center. The hills surrounding the Town create a distinct greenbelt around San Anselmo that separates the Town from other adjacent communities.

In the south to west, Mt. Baldy and the ridgelands sloping to the north provide a beautiful natural backdrop to San Anselmo as well as neighboring communities.

In the north and to the east, beyond the existing developed areas, open ridgelines and grassy, tree-studded slopes give residents the benefits of a rural, more open environment, as existed in San Anselmo around the turn of the century.

One mutual goal of the Marin Countywide Plan and the San Anselmo General Plan is to preserve town identity by the preservation of greenbelts between communi-

ties. These buffer zones provide view corridors, recreation needs, and natural habitat for wildlife and are very important quality-of-life elements.

Today, the pressure of an inflated real estate market has resulted in the loss of many of these valuable open space lands. Land for homes in Marin County and San Anselmo is becoming increasingly scarce. There is intense pressure to develop the last remaining lands in the Town, including the ridges and hillsides.

Most available land in San Anselmo has already been developed. The undeveloped parcels remaining are located on hillsides and ridgetops and tend to be more difficult to build on due to remote access or geologic instability.

There is a great misconception concerning these undeveloped lands. Many residents assume that these lands are public open space and will remain that way forever. In fact, very little of San Anselmo's "open" land is preserved as public open space. Unless these lands are specifically protected--through purchase, by gift to the public, or some form of easement--each of the parcels has the potential of being developed. All of the parcels addressed in this element belong to private individuals and/or institutions.

As an example, one of the most prominent natural features of San Anselmo, the top of Mount Baldy, is privately owned. Historically, this property has been used by the public as an outdoor recreation area. Most people erroneously believe it to be publicly owned, or part of the Marin Municipal Water District, thus protecting it forever from development.

C. OPEN SPACE GOALS

San Anselmo's open space plan is intended to:

1. Create "open space greenbelts" which serve as separation buffers between the Town and adjacent communities;
2. Protect ridgelines, including the ridge zone, and preservation of the natural features of hillside lands; and
3. Protect highly visible hillside slopes and ridges from development, and maintain the visual presence of woodlands, riparian areas, and stream courses which are found on, or traverse, identified open space lands.
4. Provide recreational areas for Town residents.

The open space plan calls for a system of trails which will link open space lands with one another and with the residential areas they abut. Through integrating open space planning with all other physical development, San Anselmo can help assure that the integrity of its hillside, ridge, and stream environs will not be fragmented and their essence diluted and compromised into an anonymous "suburbia" that will satisfy no one.

D. OPEN SPACE CLASSIFICATION SYSTEM

The following definitions are included in the General Plan to make a clear distinction between parks and open space (both public and private).

1. Parks

Parks are public lands developed or planned for development which may include public facilities for active and/or passive recreation for residents and groups engaging in programmed recreation activities.

2. Public Open Space

Land owned by a governmental agency which has public access for nature study, hiking, etc. Such lands are to be left in their natural state, with no improvements more extensive than trails and fire breaks.

3. Private Open Space

Lands which remain in private or institutional (tax exempt) ownership and upon which the public may or may not have the privilege of entering. Such lands are open space by virtue of restrictions on the owner's right to develop, which may occur through:

a. Zoning based on public safety considerations (e.g., geologic hazard, flooding, etc.).

b. A relinquishment of development rights in one location for additional development rights in another location.

c. Agreements by private owners to retain their land in agricultural use or as scenic open space for tax considerations.

d. The preservation of lands for open space as a condition of approval of a subdivision or planned unit development or by other legal devices.

E. ISSUES, OBJECTIVES, AND POLICIES

The following is a list of open space issues facing San Anselmo, and the Town's objectives and policies relative to these issues. The issues have not been prioritized in this element.

ISSUE: Protection and Maintenance of Open Space Lands

Objective 1:

To protect from development those open space parcels which contribute directly to the Town's identity, its sense of separate place in relation to other communities, and the quality of life in the community. The properties which meet this criteria are listed in Appendix A.

Policies:

1.1 The Town will determine the relative importance of the properties listed in Appendix A in terms of their open space value.

1.2 The Town, in conjunction with one or more of the following agencies: the County of Marin, Fairfax, Ross, San Rafael, and the Marin County Open Space District, will establish a program for acquisition and preservation of priority open space properties.

1.3 The Town may sponsor community and areawide meetings, exhibits, and events to raise community awareness with regard to open space needs in San Anselmo and the surrounding area.

1.4 Any landowner or developer who intends to submit a land division or other development proposal for all or a portion of property listed in Appendix A will be required to meet with the San Anselmo Open Space Committee prior to submitting any development application.

The Committee must meet with the applicant within thirty (30) days of notification to discuss the Town's open space objectives and options for development. The applicant will be required to submit a written report of the findings of this meeting with the development application.

1.5 The Town's hillside and ridge protection policies and development densities will be used to protect the open space values of the properties listed in Appendix A if efforts to purchase open space have failed. Such efforts will include the establishment of lands designated as private open space.

1.6 To examine current management/maintenance arrangements and needs for existing open space lands and explore alternatives for meeting management goals.

ISSUE: Protection of Ridges

Objective 2:

To prohibit development on the ridgeline and within the ridge zone of the ridges identified on the Open Space and Conservation Map. (Also see Land Use Element Policies 7.1–7.6 and 9.1–9.8.)

Policies:

2.1 The Bald Hill ridgeline shall extend from elevation 800 feet in the Town of Ross on the south, to elevation 400 feet near the San Anselmo/Fairfax Boundary on the north.

2.2 The Red Hill ridgeline shall extend roughly from east to west above the 300-foot elevation.

2.3 The Sunny Hills ridgeline extends from Memorial Park on the west to the San Anselmo boundary on the east.

2.4 The Indian Rock system of ridgelines lies above elevation 300 feet, north of Sorich Park.

2.5 The Camino de Herrera ridgeline extends from elevation 400 feet at the end of Camino de Herrera northward to the upper end of Woodside Drive at elevation 500.

2.6 The perimeter ridgeline extends from elevation 400 feet near the Fairfax/San Anselmo boundary northward along upper Oak Springs Drive to the northwest apex of the San Anselmo boundary, then northward, eastward, and southward around Sleepy Hollow to an end at elevation 500 feet in San Rafael east of the northeast boundary of Sorich Park.

2.7 The ridge zone shall extend 150 horizontal feet in both directions from the lowest elevation of the ridgeline, or fifty (50) feet vertically, whichever is more restrictive.

2.8 Construction within the ridge zone shall be permitted only when the applicant has demonstrated to the satisfaction of the Town Engineer and Planning Commission that construction outside of the ridge zone would be detrimental with respect to soil and geologic conditions, vegetation removal, drainage, and such other factors as are determined to be pertinent.

ISSUE: Private Open Space

Objective 3:

To require the preservation of open space on properties to be developed by requiring open space easement for properties listed in Appendix A.

Policies:

3.1 Development proposals for properties identified as open space lands in Appendix A must include private open space easements

covering those portions of the site which are identified as having unique site features and aesthetic qualities.

ISSUE: Access to Open Space Lands

Objective 4:

To provide and maintain a system of trails which will provide nonintrusive access from residential areas to open space and park lands.

Policies:

4.1 Trail access to open space lands is to be limited to pedestrian, nonmotorized vehicles, and equestrian traffic.

4.2 Trailheads shall be designed to prohibit access by offroad vehicles and motorcycles.

4.3 Trails shall be designed to blend into the surrounding landscape in such a way as to minimize environmental impact.

4.4 Subdivision and development proposals for properties adjacent to or abutting existing or planned public open space shall include provisions for providing public access over a trail system. Trails should be provided separate from roadways and sidewalks.

4.5 The landowner or developer required to provide trails under Policy 4.4 shall pay the cost of improving the trail system on the development site.

4.6 All public open space access easements shall be offered for dedication to the Town, the Marin County Open Space District, or other appropriate public agency.

4.7 The Town will require, as part of a subdivision or development proposal, the installation of a trail system on the subject property as shown on the adopted Open Space and Conservation Map.

4.8 Access to fire roads will be provided to bicycles under conditions similar to those imposed by Marin Municipal Water District.

ISSUE: Provision and Maintenance of Bikeways

Objective 5:

To provide a system of bikeways which can be used by people in their everyday business.

Policies:

5.1 To provide a system of bikeway routes which can be used for travel from residential areas to schools, shopping, and recreation areas.

5.2 Bicycle paths should provide access to open space areas.

5.3 Bike storage racks and sheds should be provided at major trail heads and at other community assembly areas.

F. IMPLEMENTATION

There are many options available to implement the objectives of the Open Space Element. These options are summarized below.

1. The Marin County Open Space District (MCOSD)

The Marin County Open Space District, established in 1972 is a tax-supported agency. The District has been instrumental in obtaining large tracts of land throughout the County for open space. Through the District, properties bordering San Anselmo and other areas adjacent to Sorich Ranch have been purchased and preserved as open space.

Cooperation between the MCOSD and other communities resulted in the purchase of the "Sun Valley Open Space" area. This area borders San Anselmo and was acquired with major funding from MCOSD. This successful project was achieved through the joint efforts of San Rafael, San Anselmo, and MCOSD and through a local assessment district.

County participation through MCOSD is limited by financial constraints and certain policy restrictions. Funds for purchase are limited and priorities are determined by a number of factors, including the extent of local commitment to public open space. The District can participate in financing the purchase of land along with other private or public entities. The District is legally allowed to fund only up to its own appraised value of property.

2. Local Assessment Districts

The purpose of assessment districts is to have the people most affected or benefited pay for those benefits. In the case of an open space assessment district, those property owners benefiting from the open space would pay some of the acquisition costs. Assessment districts are often viewed as the "grass roots" way of raising money toward the purchase of open space lands.

An assessment district can be of any size and legally its boundaries must be continuous. For example, owners of property within a district's boundaries are polled and asked to commit to the purchase of specific parcels for public open space. If the owners of 60% of the land areas within the assessment district sign a petition

indicating they wish to be assessed for a particular purchase, the Town Council can establish the assessment district. A lien is placed on each owner's property, committing the owner to pay a specified amount each year over a period of 20 to 30 years. However, assessments can be less than 20 years if desired. The MCOSD can also establish assessment districts, and an assessment district can include property in Town/City and County jurisdictions (with approval of both).

The principal advantage of assessment districts is that payment for the acquisition can be "spread out" over 20 to 30 years.

The major disadvantages are that financing, legal, and administrative costs tend to run higher than some alternative financing measures, and the establishment of the District boundaries can become difficult and arbitrary.

3. General Obligation Bonds

California municipalities can issue General Obligation Bonds to finance the acquisition of real property. These bonds are secured by the full faith and credit of the issuing government entity that has the authority to use property taxes to service the debt. The security on General Obligation Bonds is of the highest quality. Therefore, the interest rates on these bonds is generally the lowest of any public security.

Local property taxes can now be set above the 1% limitation of Proposition 13 to support General Obligation Bonds if the proposed issue is approved by two-thirds of those voting in a local election.

The principal advantage of General Obligation Bonds is the favorable interest rate to be paid and the 20–30 year term of payment.

The disadvantages are the cost of holding the election, the difficulty of attaining the two-thirds vote, and the cost of debt service is still substantial.

4. Mello-Roos Bonds (Community Facilities Districts)

Mello-Roos Community Facilities District Bonds (CFD) are a relatively new method of providing long-term tax-exempt financing. The CFD is created and adopts a plan to accomplish the financing objectives of the District. Payment for an open space purchase under this plan comes from assessments placed upon properties within the District. Assessments can be levied with considerable flexibility, such as an ad valorem tax (based upon the value of the taxpayer's property), a flat-

rate tax, or any option that is a benefit to the District. A 51% vote is needed to approve the District. If successful, the District issues debentures that are retired over a 20–30 year period.

The advantages of a CFD are the need for only a 51% approval vote and the ability of the District to include areas outside the Town limits. It would be possible, therefore, to include areas outside and adjacent to San Anselmo that are within the Town's "sphere of influence."

The main disadvantage of a CFD is that interest rates would be higher, thereby making debt service more costly.

5. Grants

There are various entities that give grants for the preservation of open space. The Marin Community Foundation and other charitable organizations have recognized the environment as a funding category for endowment.

6. Planning Options

a. Preservation through Dedication

Developers can be required to deed land for open space as part of their development agreements in San Anselmo.

In the past, the Town has sought the dedication of private open space in development agreements. While access to these private open space lands may be restricted, the preservation of private open space land in its natural state is valuable.

b. Public Access Easements across Private Lands

An excellent method of preserving open space lands is to gain public access over private properties. This is especially important when public lands lie beyond private properties. The easement affords a way for the public to have access to these lands.

c. Conservation Easement

In conservation easements, development rights are acquired by the public for all or part of a property while ownership is retained by the property holder. A good example of this is in West Marin, where the Marin Agricultural Land Trust is acquiring conservation easements to allow agriculture to continue.

d. Density Transfer

In some cases, mutual benefit can occur by transferring development rights from targeted open space parcels to other parcels. This has the effect of preserving open space while allowing for development elsewhere.

7. Miscellaneous Options

a. Open Space Endowment Fund

Create a permanent endowment fund for the purpose of acquiring and preserving open space in San Anselmo. This gives citizens a convenient way of deciding the future of San Anselmo.

b. Fundraising Events

Raise funds as well as raise community awareness with a 10-kilometer Ridge Run, family walks, slide shows, bird walks, and wildflower walks.

8. Prioritize Open Space Parcels

The Town will review the comprehensive list of open space parcels contained in Appendix A of the General Plan, and will evolve a prioritized list of parcels to hopefully acquire if funding can be found or generated through private interest groups or initiative efforts.

The disadvantage of public ownership of open space is that associated with maintenance and liability exposure. These two factors can add substantially to the cost of ownership of these properties, and should be considered when any purchase of open space land is contemplated.

HOUSING ELEMENT

A. INTRODUCTION

San Anselmo is a small, mature, primarily residential community. Its natural and built environment, as well as its proximity to San Francisco, make the Town one of the more attractive living environments in the Bay Area. Many of the housing problems that exist in San Anselmo are endemic to Marin County as a whole. They include high costs for land and construction, strong demand, high interest rates, etc. The results of these conditions are increasingly high prices to own or rent a home. Marin County as the highest median home prices and rents in the Bay Area. These conditions affect the community of San Anselmo--and especially the Town's future in terms of providing housing for its young families, the elderly on fixed incomes, public service employees, and single-parent families. The summary below, which was extrapolated from the Background Basis for the Housing Plan (Appendix B), highlights some of these specific needs.

- Approximately 35 percent of the households in San Anselmo were paying more than 25 percent of their income for housing in 1980.
- Housing prices for single-family homes rose 68 percent over the last six years, from an average of $106,160 in 1978 to $178,807 in 1983.
- Households with children comprised about 29 percent of all households in San Anselmo in 1980. Of those, about 21 percent were headed by a single mother.
- Approximately 13 percent of the Town's residents are over 65 years of age, compared to about 10 percent of the population countywide.
- There has been a significant decline in school-age children in San Anselmo over the last 10 years. Between 1970 and 1980 the number of school-age children declined from 3,057 to 2,002. San Anselmo is losing school-age children at a faster rate than the county as a whole.

The Housing Element proposes at least partial solutions to some of these problems --while at the same time intending to protect San Anselmo's small-town character and appearance, its sense of community, and its historic heritage. The housing goal, objectives, policies, and programs which follow make up San Anselmo's Housing Plan to address existing and future needs in the community.

B. HOUSING GOAL

To promote the social and economic diversity of the Town by encouraging safe and affordable housing for all social and economic segments of the community, including:

- Providing for a variety of types of housing appropriate to the existing character of the Town and consistent with the housing needs of San Anselmo in relation to the larger Marin County community.
- Accommodating housing needs of a socially and economically diverse population.
- Maintaining a high standard of aesthetic and functional quality in housing and its associated community resources and services.
- Coordinating housing planning with other community planning.
- Providing for review and revision of this housing element, with extensive citizen participation at every stage.
- Promoting development in areas where it will not interfere with the quality of the natural and man-made environment and limiting development in areas where hazards to life and property exist.

C. HOUSING OBJECTIVES

(The following objectives set forth San Anselmo's maximum effort for the five-year period between July 1984 and January 1990.)

1. Construction of 220 new housing units of all types and prices in appropriate locations (this assumes an average of 40 units per year over the next five and a half years as described in Program 2.1.1), including:
   a. 5 moderate income inclusionary units.
   b. 22 new moderate income second units.
   c. 15 residential units in mixed use areas (shown in Figure 1).
   d. 10 low-income units and 10 moderate income units provided through miscellaneous government programs.
   e. 158 units through other development.

2. New construction units should meet some of the special housing needs within San Anselmo as discussed in this element. Of the 220 new units to be provided through new construction, the following should be included:

   a. 9 units for the physically handicapped (4 percent of the total projected to be built; based on the current proportion of physically handicapped people estimated to live in San Anselmo).

   b. 29 units for the elderly (based on the Town's current proportion of elderly residents, which is 13 percent of the total population).

   c. 62 units for families with children (based on the current proportion of households with children in San Anselmo, which is 28 percent of all households). Of those, 13 units (6 percent of the total based on current distribution in San Anselmo) should be provided for large families--i.e., units with 3 or more bedrooms.

3. The Town is also desirous of continuing its balance of housing types and tenure, recognizing development constraints and limited available land. The following mix of the 220 new units is desirable:

   a. 143 owner-occupied units (65 percent; based on the current number of owner-occupied units).
   77 renter-occupied units (35 percent).

   b. 165 single-family units (based on the existing proportion of single-family units, which is 75 percent of all units)
   55 multiple-family units (25 percent).

4. Rehabilitation of 22 low-income units and 5 moderate income units.

5. Energy conservation improvements for 25 units.

6. Rental assistance program subsidies for 77 households per year.

The table on the following page compares the Town's housing objectives to the ABAG Regional Housing Needs Determinations and also describes the programs which are anticipated to provide the various types of units. Generally, San Anselmo's housing objectives have been derived by tracking historical growth and construction trends, available lands inventory, and determining the availability of programs to meet special housing needs, especially for low- and moderate-income families. For additional information on program assumptions, see each program

description in the following section and a discussion of Current and Past Housing Programs in the Background Basis for San Anselmo's Housing Plan.

COMPARISON OF SAN ANSELMO'S HOUSING OBJECTIVES AND PROGRAM TARGETS WITH ABAG'S REGIONAL HOUSING NEED DETERMINATIONS FOR THE SAN ANSELMO PLANNING AREA

Very Low and Low-Income Households (0–80 percent of median income)

1.	ABAG 1980–19909 Housing Need:	108 units
2.	Units built in the San Anselmo Planning Area 1980–1984 (Isabel Cook Homes):	18 units
3.	Remaining Need in the Planning Area 1984–1990:	90 units
4.	Remaining Need in the Town of San Anselmo 1984–1990:	76 units
5.	Housing Element Programs within the Town 1984–1990:	
	a. Miscellaneous Government Programs	10 units
	b. Section 8 Rental Assistance (total units)	3 units (60 total)
	c. Rebate for Marin Renters	15 units
	d. Project Independence (total units)	1 unit (2 total)
	Total	28 units
6.	Units in the Unincorporated Area 1984–1990:	0
7.	Total Units Expected 1984–1990 (percent of remaining ABAG Housing Need):	28 units (31%)

Moderate Income Households (80–120 percent of median income)

1.	ABAG 1980–1990 Housing Need:	60 units
2.	Units built in the San Anselmo Planning Area 1980–1984 (16 second units; 2 inclusionary units; 8 rental units under construction):	26 units
3.	Remaining Need in the Planning Area 1984–1990:	34 units
4.	Remaining Need in the Town of San Anselmo 1984–1990:	26 units

5. Housing Element Programs within the Town:

a.	Second Units	22 units
b.	Inclusionary Units	5 units
c.	Miscellaneous Government Programs	10 units
d.	Infill/Mixed Use Development	15 units
	Total	52 units

6. Units in the Unincorporated Area 1984–1990: 0

7. Total Units Expected 1984–1990 (percent of remaining ABAG Housing Need): 52 units (153%)

Above Moderate Income Households (above 120 percent of median income)

1. ABAG 1980–1990 Housing Need: 134 units

2. Units build in the San Anselmo Planning Area 1980–1984 (38 single-family homes): 38 units

3. Remaining Need in the Planning Area 1984–1990: 96 units

4. Remaining Need in the Town of San Anselmo 1984–1990: 88 units

5. Housing Element Programs within the Town 1984–1990 (new construction): 158 units

6. Units in the Unincorporated Area 1984–1990: 30 units

7. Total Units Expected 1984–1990 (percent of remaining ABAG Housing Need): 188 units (196%)

Total Housing Need (all households)

1. Total ABAG 1980–1990 Housing Need: 302 units

2. Units built in the San Anselmo Planning Area 1980–1984 (total): 82 units

3. Remaining Need in the Planning Area 1984–1990 (total includes 11 units needed over the next five and a half years for replacement of demolished units): 231 units

4. Remaining Need in the Town of San Anselmo 1984–1990 (includes 11 replacement units needed): 209 units

5. Housing Element Programs within the Town 1984–1990 (new units): 220 units

6. Units in the Unincorporated Area 1984–1990: 30 units

7. Total Units Expected 1984–1990 (percent of remaining ABAG Housing Need): 250 units (108%)

In summary, it is anticipated that a sufficient number of units will be built in the San Anselmo Planning Area to meet the Town's total housing need for the 1980 to 1990 time period. It should be noted that this assumes the availability of federal and state housing program funds and market conditions which will make new construction feasible. The Town will also be able to meet its moderate and above moderate income housing targets, given the same assumptions. Very low and low-income targets will fall short, however.

D. HOUSING POLICIES AND PROGRAMS

1. PROTECTION AND IMPROVEMENT OF THE EXISTING HOUSING STOCK

- **Policy 1.1: Condominium Conversion.** Protection of an adequate supply of rental apartments is important in maintaining a variety of housing types in the Town. Conversion of apartment units to condominiums shall be prohibited when the Town's proportion of multi-family rental units (exclusive of second units) is less than 25 percent of the total housing stock. In certain circumstances, conversions may be permitted when the proportion of multi-family rental units is above 20 percent if at least 3/4 of the current tenants of the property approve the conversion. When conversions are allowed, sufficient provisions must be made for current tenants.

  Program 1.1.1: Condominium Conversion Ordinance. The Town adopted a Condominium Conversion Ordinance in 1980. Key provisions of this ordinance are:

  a. Conversions are permitted only when the Town's proportion of multi-family rental units (exclusive of second units) is 25 percent or more of the total housing stock.

  b. Conversions are permitted when the proportion of multi-family rental units is above 20 percent if at least 3/4 of current tenants in the property approve the conversion.

  c. The exclusive right of first refusal to purchase must be offered to current tenants.

d. Tenants are offered rights to continued rental occupancy under the following conditions:

1) If the rental stock is 25 percent or greater, non-elderly tenants are guaranteed 18 months continued rental occupancy with rent increase limitations.

2) If the rental stock is 20 percent or greater, non-elderly tenants are guaranteed continued rental occupancy for five years with rent increase limitations.

3) In either case, elderly tenants (over 60) are guaranteed a five-year lease with rent increase limitations.

- Action: Continued enforcement of the Condominium Conversion Ordinance.

  Responsible Agency: Town of San Anselmo.

  Target: Ongoing.

- Action: Consider amendments to the Condominium Conversion Ordinance. Possible amendments include:

  a. Prohibiting conversions when the vacancy rate for San Anselmo's rental stock is below 4.5 percent.

  b. Requiring conversion properties of ten or more units to retain 15 percent of the units affordable to low income households.

  c. Exempting limited equity cooperatives which have resale controls from the Condominium Conversion Ordinance.

  Responsible Agency: Town of San Anselmo.

  Target: Consider amendments by July 1986.

- **Policy 1.2: Housing Rehabilitation.** The Town will encourage the rehabilitation of older housing to preserve neighborhood character and to create safe, habitable dwelling units, and, where possible, without significantly increasing costs to present low- and moderate-income residents.

  Program 1.2.1: Residential Rehabilitation Loan Program. The program is administered by the Marin County Housing Authority (MCHA) and uses Community Development Block Grant funds to subsidize interest rates on the rehabilitation loans to low- and moderate-income homeowners.

  - Action: The Town will continue to promote this program by making MCHA program pamphlets available at Town Hall and the library and through citizen awareness on an ongoing basis.

    Responsible Agency: Marin County Housing Authority; Town of San Anselmo.

Target: 22 units by 1990.

(Assumes that San Anselmo will have about 4 units per year receiving rehabilitation loans, which represents about 13 percent of the anticipated 30 loans expected to be funded countywide per year. Historically, San Anselmo has received about 18 percent of the loans funded through this program. This is in part due to the flooding that occurred in the Town in 1982.)

Program 1.2.2: Section 8 Moderate Rehabilitation Program. This program, also administered by the County Housing Authority, provides a rehabilitation subsidy to owners of rental units. The units are required to be maintained in an affordable price range to low income households.

- Action: The Town will continue to promote this program with the Residential Rehabilitation Loan Program.

  Responsible Agency: Marin County Housing Authority; Town of San Anselmo.

  Target: 5 rental units by 1990.

  (This assumes the continued funding of this program. To date one unit has been rehabilitated in San Anselmo, and a total of 30 units countywide. The target is based on one unit being rehabilitated per year for the next five years.)

Program 1.2.3: Presale Inspection Program. The Town inspects residential units (single family and multiple family) upon sale of the unit. The inspections concentrate on safety-related matters to assure that the units are safe and conform to the Building Code.

- Action: Continue program.

  Responsible Agency: Town of San Anselmo.

  Target: 960 presale inspections by 1990.

  (This assumes the continuation of the historical turnover rate of housing units in San Anselmo. Over the past four years an average of 175 presale inspections have been made per year.)

- **Policy 1.3: Energy Conservation.** The Town will encourage energy conservation design in new housing and will encourage programs which provide energy conservation improvements for low- and moderate-income housing units.

  Program 1.3.1: Marin County Housewarming Project. The program is administered by the Marin County Planning Department, under the County's Energy Coordinator. Funding is provided by the San Francisco Foundation for energy conservation improvements.

- Action: The Town will promote this program by making information available at Town Hall and at the library and through citizen awareness.

  Responsible Agency: Marin County Planning Department; Town of San Anselmo.

  Target: 72 units by 1990.

  (This assumes that the County Planning Department receives funding from the San Francisco Foundation to continue the program. An estimated 1,200 units could be improved through this program. The program target is based on 6 percent of those units being located in San Anselmo.)

Program 1.3.2: Home Weatherization. The program is administered by Marin Citizens for Energy Planning (MCEP) and provides funds for MCEP to perform energy audits and to make energy conservation improvements.

- Action: The Town will promote this program.

  Responsible Agency: Marin Citizens for Energy Planning; Town of San Anselmo.

  Target: 25 units by 1990.

  (Assumes that San Anselmo will have about 6 percent of the units improved countywide. A total of 450 units in the county are expected to benefit from this program.)

- **Policy 1.4: Protection of the Rental Housing Stock.** The Town will make a strong effort to maintain the existing affordable rental housing stock.

Program 1.4.1: Development of a Master Plan for the San Francisco Theological Seminary property.

- Action: The Town will work with the San Francisco Theological Seminary to address the housing needs of the Seminary's students, faculty, and staff and will encourage the Seminary to develop a master plan for their property. Until the housing needs at the Seminary are fully determined and appropriate measures planned, the acquisition of existing rental housing by the Seminary will be discouraged.

  Responsible Agency: Submittal of a master plan by the San Francisco Theological Seminary; review and approval by the Town of San Anselmo.

  Target: No date.

- **Policy 1.5: Displacement of Residential Units.** The Town will discourage the displacement of existing residential uses to other uses or to higher priced

housing unless there is a clear public benefit or equivalent housing can be provided.

2. DEVELOPMENT OF NEW MARKET RATE AND BELOW MARKET RATE HOUSING

- **Policy 2.1: New Housing Construction.** The Town will encourage the construction of new housing units of all types and prices which help to achieve the Town's housing goal and objectives, are consistent with the General Plan and other Town policies, and are of a scale and type that is complementary to existing development.

  Program 2.1.1: Processing of New Projects. The Town will continue to review and process projects in a timely manner and will encourage a mix of market rate and below market rate housing projects through private, non-profit, and public agency construction of new housing.

  - Action: Continue to review and process development applications and facilitate the programs in the Housing Element.

    Responsible Agency: Town of San Anselmo.

    Target: 220 new units by 1990 (with an additional 30 new units in the unincorporated portion of the San Anselmo Planning Area).

    (This assumes an average of 40 units being constructed per year in San Anselmo. Between 1970 and 1984, an average of 38 units were built per year in the Town. This program target is about the maximum that can be expected. It assumes that the private market can deliver a sufficient number of units which are consistent with Town policies and development standards and that federal, state, and private funds for market rate and below market rate construction are available. It should also be noted that much of the remaining land available for development has significant physical constraints, such as geologic instability, inaccessibility, inadequate street capacity, drainage problems, steep slope, etc. This requires close review of projects and the eventual approval of projects which adequately mitigate these problems. It should be noted that construction activity over the past four years has been at a much slower pace, averaging about 16 new units per year. Of the 541 units added to the housing stock between 1970 and 1984, 57 percent were multiple-family and 43 percent were single-family units. Over the last four years 36 of the 64 units constructed in San Anselmo have been multiple-family units. However, it should be noted that there are few remaining sites available for multiple-family unit construction. Most of the market rate construction activity will be affordable to above moderate income families.)

Program 2.1.2: Available Lands Inventory. The Town will maintain an inventory of available land and will provide appropriate zoning for the development of housing.

- Action: Maintain up-to-date available land map, which was prepared as part of this Housing Element.

  Responsible Agency: Town of San Anselmo.

  Target: Ongoing.

- Action: The Town will initiate consideration of General Plan Amendments and possible rezoning of property based on the study of affordable housing sites, other sites shown on the Housing Plan (Figure 1), and the study of infill housing sites in the downtown area.

  Responsible Agency: Town of San Anselmo.

  Target: Consider possible amendments and rezonings by January 1986.

- **Policy 2.2: Facilitate New Affordable Housing.** The Town will continue to support and take steps to facilitate the development of new affordable housing units.

Program 2.2.1: Site Acquisition. The Town will seek to acquire, convert, or in other ways help to implement the development of sites suitable for the construction of low and moderate income multi-unit housing.

- Action: Completion of study of seven specific sites in the Town for their feasibility in delivering affordable housing. These sites include: Magnolia Avenue Parking Lot; Pine Street Parking Lot; Lincoln Avenue site; Shaw Drive; Sunny Hills--lower slopes; Sorich Park; and Faude Park.

  Responsible Agency: Town of San Anselmo.

  Target: December 1984.

- Action: Take appropriate actions based on the study.

  Responsible Agency: Town of San Anselmo.

  Target: 10 low income units and 10 moderate income units by 1990.

  (This assumes the feasibility of development of one or more of the sites mentioned above. Feasibility includes the ability to secure the property for development, minimum site constraints, and the availability of funds from various sources.)

Program 2.2.2: Housing Fund. The Town will seek funds from public and private sources for the creation of a restricted housing fund to facilitate

any of the Town's housing programs. Basic program direction for this fund includes:

1. Possible Programs:

   a. Replacement of waived or reduced fees.
   b. Rehabilitation loans.
   c. Implementation actions and special studies.
   d. Land acquisition.
   e. Capital improvements for affordable housing projects.
   f. Rebate for Marin Renters program.
   g. Assistance to low- and moderate-income households.
   h. Assistance to non-profit housing sponsors (EAH, RVEAH, etc.).

2. Possible Funding Sources:

   a. HUD programs.
   b. San Francisco Foundation.
   c. Sale or lease of surplus property.
   d. State housing and finance programs.
   e. "In-lieu" fees.

- Action: Establish Housing Fund.

  Responsible Agency: Town of San Anselmo.

  Target: July 1986.

- **Policy 2.3: Infill Development.** The Town generally supports the development of infill residential units in commercial zones and the downtown area.

  Program 2.3.1: Study of Infill Sites. Figure 1 shows the general area where this study should occur. The intent is to analyze and implement an infill development strategy in the downtown area. Possible aspects of this analysis and implementation program include:

  1. Potential mixed use of sites.

  2. Appropriate locations to increase story and height limits.

  3. Development and application of a new R-3 zone which would reduce the per unit land requirement in appropriate locations.

  4. Protection of existing single-family areas.

  5. Other considerations, such as design, parking, visual qualities, implementation feasibility, etc.

  - Action: Complete study and implement measures to facilitate infill development.

    Responsible Agency: Town of San Anselmo.

Target: Complete study by January 1986. Implement measures by January 1987. Construction of 15 new units by 1990.

- **Policy 2.4: Inclusionary Requirement.** San Anselmo will pursue an inclusionary policy requiring a percentage of units in new development to be sold or rented at prices affordable to low and/or moderate income households.

  Program 2.4.1: Inclusionary Action. The Town's existing inclusionary requirement applies to developments of ten or more units and has the following features:

  1. The development must provide for the sale or rental of a minimum of 10 percent of all units affordable to low- and moderate-income households.

  2. Inclusionary units for the physically handicapped will be encouraged.

  3. A density bonus of up to two market rate units for every moderate income unit developed in excess of those required will be allowed, within environmental constraints.

  4. A developer may, upon concurrence of the Town Council as to the inappropriateness of developing inclusionary units on site, pay an in lieu fee to the Town, develop the required units elsewhere in San Anselmo, or donate another site to the Town or a non-profit housing development corporation for a similar development. (In lieu fees are to equal the difference between the market value of the inclusionary units not developed and the maximum price a moderate income household could afford to pay.)

  5. A system of resale controls shall ensure the permanent affordability of inclusionary units to households in the originally targeted income categories (either low or moderate).

  6. The Town will consider the waiver or reduction in fees for the inclusionary units.

  - Action: Continue to implement inclusionary requirement.

    Responsible Agency: Town of San Anselmo.

    Target: 5 moderate income units by 1990.

    (This assumes the development of 50 market rate units in projects of 10 or more units that would be subject to the Town's inclusionary requirements. Over the past three years 2 inclusionary units have been required as part of the project approval process. Based on the available land survey conducted as part of this Housing Element revision, there are few sites in San Anselmo where 10 or more units can be built.)

- Action: Consider more detailed implementation regulations for the inclusionary program, including:

    a. Establish appropriate resale controls to ensure that units remain affordable.

    b. Since San Anselmo has few sites remaining which can deliver over 10 units, evaluate the feasibility and appropriateness of requiring a sliding scale fee, as an inclusionary requirement for projects under 10 units.

  Responsible Agency: Town of San Anselmo in coordination with the Marin County Housing Authority.

  Target: July 1986.

- **Policy 2.5: Government Programs for Housing.** The Town will continue to encourage developers to utilize available government programs for development of low and moderate income housing.

  Program 2.5.1: Government Programs. The Town staff will continue to work with the Marin County Housing Authority, Marin County Planning Department, and non-profit housing groups to utilize state and federal housing program funds where available. Current programs include:

  1. Section 202 Program for elderly or handicapped projects.
  2. Community Development Block Grants.
  3. Construction Bonds for new rental housing.
  4. Mortgage Revenue Bonds.

  - Action: Continued coordination with other agencies.

    Responsible Agency: Town of San Anselmo.

    Target: Ongoing.

- **Policy 2.6: Manufactured Housing.** The Town recognizes manufactured housing as a viable housing type and will allow them on single-family lots in appropriate locations.

  Program 2.6.1: Mobile Home/Manufactured Housing Ordinance. Establish an ordinance with architectural and engineering standards for mobile homes and manufactured housing.

  - Action: Prepare and consider ordinance.

    Responsible Agency: Town of San Anselmo.

    Target: January 1986.

- **Policy 2.7: Special Housing Needs.** The Town will encourage projects which meet the special housing needs of the physically handicapped, single parents, large families, and the elderly.

- **Policy 2.8: Surplus School Sites.** The Town recognizes existing school sites as important assets to the community and will work with the Tamalpais Union High School District and the recently consolidated San Anselmo/Fairfax School District on decisions to surplus any sites.

3. MORE AFFORDABLE RENTAL HOUSING

- **Policy 3.1: Second Units.** The Town will encourage smaller, affordable secondary rental dwellings on single-family lots in appropriate locations in order to provide housing for elderly households, single persons, etc., and to help support some of the costs of maintaining the primary residence.

  Program 3.1.1: Second Unit Ordinance. The Town will continue to administer its ordinance to permit second units in single-family zones. In 1976 San Anselmo was the first community in Marin County to adopt an ordinance legalizing such second units. Key provisions include:

  1. The new second unit must fall within the maximum number of second units established for each San Anselmo neighborhood by Town Council resolution.

  2. One of the units must be owner occupied, unless the owner is not physically capable of living on the property.

  3. New second units must be covered by a rent guarantee contract between the owner and the Town, which limits the rent and the income of the tenant to schedules established by Town Council resolution.

  - Action: Continue to implement Second Units Ordinance.

    Responsible Agency: Town of San Anselmo.

    Target: 22 new second units by 1990.

    (Assumes an average of four newly constructed second units being added per year. This is consistent with recent trends which have resulted in 16 new second units added between 1980 and 1984. A reevaluation of individual neighborhood allowances for second units may help to achieve this target.)

  - Action: Evaluate changing or increasing the neighborhood and city-wide allotment of second units, as well as possible changes to the rent guarantee requirement of the ordinance.

Responsible Agency: Town of San Anselmo.

Target: January 1986.

- **Policy 3.2: Rental Housing Programs.** The Town will continue to support programs which make existing rental units affordable to low income households and the physically handicapped.

  Program 3.2.1: Rebate for Marin Renters. Continue to participate and support the RMR program, administered by the Marin County Housing Authority.

  - Action: Support the MCHA proposal to the San Francisco Foundation for additional funds to continue this program. Allocate funds as appropriate.

    Responsible Agency: Town of San Anselmo; Marin County Housing Authority; and San Francisco Foundation.

    Target: 15 units per year.

    (Assumes the continuation of this program and funding by the San Francisco Foundation. Previous funding provided assistance for about 15 families per year in San Anselmo, at an average cost of $1,156 per family per year.)

  Program 3.2.2: Section 8. Continue to support and facilitate the Section 8 rental assistance program administered by the Housing Authority.

  - Action: Continue support as needed.

    Responsible Agency: Marin County Housing Authority.

    Target: 60 units per year.

    (Assumes the continuation of this program. Currently, 57 families receive Section 8 rent subsidies, with about 80 percent of those very low income elderly or disabled and 20 percent very low income families.)

  Program 3.2.3: Project Independence. Continue to support and facilitate this program managed by MCHA, which provides after-care for the physically, mentally, or developmentally disabled.

  - Action: Continue support as needed.

    Responsible Agency: Marin County Housing Authority.

    Target: Two units per year.

    (Assumes the continuation of this program. Currently, there are 30 units funded countywide, with one unit located in San Anselmo.)

4. REDUCE HOUSING DISCRIMINATION

- **Policy 4.1: Non-Discrimination.** The Town is committed to providing housing opportunities for all people and will take appropriate actions as needed to prevent housing discrimination.

5. ENCOURAGE CITIZEN PARTICIPATION

- **Policy 5.1: Citizen Participation in the Town's Housing Program.** The Town will encourage active public participation and review of housing programs.

  Program 5.1.1: Periodic Public Workshops. The Town Planning Commission and Council will hold periodic public hearings and workshops as needed to receive public comment and review and advise staff, Planning Commission, and Council concerning housing issues.

  Program 5.1.2: Neighborhood Meetings. The Town will encourage developers to have meetings with neighborhood residents as part of the development review process.

  - Action: Encourage meetings as needed on a case-by-case basis.

    Responsible Agency: Town of San Anselmo and project developers.

    Target: Ongoing.

E. FIVE-YEAR IMPLEMENTATION PROGRAM SUMMARY

The summary below highlights specific implementing actions intended to achieve the goal and objectives of San Anselmo's Housing Element. In some cases these are time referenced when a particular date can be established. Some are ongoing actions intended to be undertaken by the Town. Other actions are intended to be undertaken by other public agencies or groups with the Town's cooperation and encouragement.

The unit targets, if any, are shown in parenthesis. It should be noted that many of these actions and targets are dependent on the availability of program funding, housing market conditions, and many other variables which are outside of the Town's control.

1984–1990 FIVE-YEAR ACTION PLAN

	Action	Responsible Agency	Date (Target)
	PROTECTION AND IMPROVEMENT OF THE HOUSING STOCK		
1.	Consider amendments to the Condominium Conversion Ordinance	Town	July 1986
2.	Rehabilitation Loan Program Program	Housing Authority Town	(22 units)
3.	Section 8 Moderate Rehabilitation Program	Housing Authority Town	(5 units)
4.	Presale Inspections	Town	(960 inspections)
5.	Home Weatherization	MCEP Town	(25 units)
6.	San Francisco Theological Seminary Master Plan	S.F. Seminary	No date
	DEVELOPMENT OF NEW MARKET RATE AND BELOW MARKET RATE HOUSING		
7.	New Construction	Town	(220 units)
8.	Available Lands Map	Town	Ongoing
9.	Consider General Plan	Town	January 1986
10.	Complete Affordable Housing Sites Study	Town	December 1984
11.	Affordable Housing Sites	Town	(10 low and 10 moderate income units)
12.	Establish Housing Fund	Town	July 1986
13.	Downtown Infill Study	Town	Complete study by July 1986 (15 units)
14.	Inclusionary requirement	Town	(5 moderate income units)

1984–1990 FIVE-YEAR ACTION PLAN, continued

	Action	Responsible Agency	Date (Target)
	DEVELOPMENT OF NEW MARKET RATE AND BELOW MARKET RATE HOUSING (continued)		
15.	Consider amending inclusionary requirement	Town	July 1986
16.	Mobile Home and Manufactured Housing Ordinance	Town	January 1986
	MORE AFFORDABLE RENTAL HOUSING		
17.	Second Units	Town	(22 new units)
18.	Evaluate neighborhood allotment of units	Town	January 1986
19.	Rebate for Marin Renters	Housing Authority S.F. Foundation Town	(15 units per year)
20.	Section 8	Housing Authority	(60 units per year)
21.	Project Independence	Housing Authority	(2 units per year)
	ENCOURAGE CITIZEN PARTICIPATION		
22.	Neighborhood Meetings	Town Project Developers	Ongoing

passage of flood waters and preservation of riparian vegetation and habitat. Removal of vegetation on the hillsides should be closely controlled in order to minimize erosion, siltation of watercourses, and runoff.

5. Unique geological, ecological, and historic sites shall be protected:

   a. Significant natural features shall be included for preservation in their natural state and in an appropriate setting in any design or plan.

   b. It is hereby declared to be the intent of the Town to preserve all buildings of architectural or historical merit, as may be designated by the Council from time to time, and to that end the Town shall withhold any razing permit for a period of one (1) year allowing time for the people of San Anselmo to consider whether they wish to assist in the maintenance or acquisition of such properties.

6. A diversity and abundance of wildlife and waterlife shall be maintained or encouraged where it does not now exist. Vegetation and animal habitats shall be preserved wherever possible.

7. Construction shall be located and designed to avoid or minimize the hazards from earthquake, erosion, landslides, floods, fire, and accidents.

8. Adequate parks and recreation facilities and open space shall be provided.

9. Structures, parks, and other areas modified by man, where people spend most of their time, shall be healthful, safe, quiet, and of good design, both functionally and aesthetically.

10. Projects shall not overburden the water supply, fire protection, waste disposal, schools, traffic and circulation, or other services and facilities, or adversely affect the financial or social environment of the community.

11. Water supply, flood control, waste water and solid waste disposal, soil conservation, and open space preservation shall be coordinated to create the greatest public benefit and the least degree of environmental damage.

12. Visual qualities and view potential of both natural and man-made settings shall be an equal consideration with other factors in any project review. Tree cutting and other activity detrimental to trees that enhance the character of the town or neighborhood shall be avoided wherever possible.

13. The Town and County shall take measures to reduce existing and future inefficient or unnecessary energy or natural resources consumption.* Recyclable and biodegradable materials shall be utilized and used materials shall be recycled or reused whenever possible.

14. A residential and commercial review policy consistent with the goals of the San Anselmo General Plan and Marin Countywide plan should be developed to control rapid or disruptive population and economic growth.

15. The Town and County intend to cooperate in preserving contiguous open space areas within the San Anselmo planning area and each agency should refer any proposed rezoning, development, or subdivision in its area to the other for appropriate hearings and recommendations.

16. It is the intent of the Town Council and Board of Supervisors to provide for only such urbanization as is necessary to achieve community goals and carry out the adopted San Anselmo General Plan by specifically adopting the accompanying map entitled "San Anselmo Conservation and Open Space Plan" as a specific plan and element of the General Plan for the planning area and to commence hearings immediately, leading to the rezoning and prezoning of open space as indicated by the map.

C. OTHER ENVIRONMENTAL AND PUBLIC SAFETY CONCERNS

1. **Fire Hazard:** In areas which lack sufficient water pressure, and/or access for fire-fighting equipment, or areas which have a concentration of inflammable materials the development review process should require proper remedial measures as a condition of approval.

2. **Smog:** The Air Pollution Control District has estimated that if further increases in pollutant emissions were to continue at the rate which occurred during the '50s and '60s there is a strong likelihood that air quality standards in the Ross Valley would be violated a significant number of times per year. For this reason, in addition to those specified in the Circulation Element, it is recommended that further increases in auto travel in the Ross Valley be avoided.

---

* The State Secretary for Resources has recently required that Environmental Impact Reports contain mitigation measures to reduce inefficient and unnecessary consumption of energy.

3. Rift Zones and Earthquake Faults: The geological information now available does not indicate the presence of active faults or rift zones in the planning area. However, when the text of the State Division of Mines survey of the San Anselmo area is completed, it will deal with earthshaking and other seismic hazards disclosed by the field investigations. This information, plus the regulatory measures to ensure public safety, should be incorporated into a more detailed seismic safety element. It is highly probable that most of the areas with seismic hazards are closely correlated with the areas of geologic hazard and steep slopes already designated as open space.

4. Emergency and Evacuation Routes: In addition to Red Hill Avenue and Sir Francis Drake Boulevard, special access for emergency vehicles is recommended via Fawn Drive in Sleepy Hollow to Ridgewood Drive in San Rafael and Esmeyer Drive in Terra Linda, and via Sunnyhills Drive to 5th Avenue in San Rafael (as depicted in the San Rafael General Plan). Another special "emergency vehicles only" route should be maintained open to connect Oak Springs Drive in San Anselmo and Willow Avenue in Fairfax.

D. IMPLEMENTATION

Outlined below are some means of implementing the recommendations of this element. Achievement of the land use goals involves the use of government regulation, principally zoning and land use management methods to achieve the objectives desired from open space and conservation programs. Acquisition techniques mainly involve use of government fiscal resources including tradeoffs for tax reductions.

1. Regulation

    a. Health and Safety zoning including:

        (1) Geologic risk zones (fault and landslide);

        (2) Flooding risk zones (floodplain, stream and bank protection; and

        (3) Fire risk zones (grass, dry brush, dead-end canyons, and inadequate water supply).

    b. Noise and flight path safety zones (airport, freeway).

c. Special recreation-visitor zoning (golf courses, hunting preserves, special event areas, etc.)

d. Agricultural and rural zones.

e. Designation of historic preservation sites and structures (including archaeological sites and structures of unusual architectural design).

f. Riparian and wildlife resource conservation reserves.

g. View protection zones.

h. Density transfer zones and planned unit (cluster) zones.

i. Scenic travel corridor and parkway zones.

j. Development of contractual land use agreements given in return for assessment freezes.

k. Review of proposed residential and commercial development.

2. Management

The following methods of achieving the goals of this element may be attained by management techniques as opposed to regulation.

a. Countywide management board to administer management programs for public and private open space.

b. Agricultural/rural management plan.

c. Multi-use management plan (recreation, marsh, wildlife, flood control, water, sewer, fire, school, etc.)

3. Acquisition

Where public uses, not established by prescriptive rights,* require acquisition of part or all of the development rights in the land the following techniques may be used:

a. Outright purchase.

b. Purchase in advance (landbank) with leaseback.

c. Use of lands excess to the needs of road, school, flood district, etc.

---

* Rights legally established where public access has occurred for the requisite number of years.

d. Purchase option to buy in future (first right of refusal).

e. Purchase right of entry plus floating trail easement.

f. Partial purchase (development rights) for specific limited use easement.

g. Require open space dedication as a condition of development approval.

h. Trade or transfer of land ownership with other public/private bodies.

i. Long-term lease.

j. Voluntary land donations.

k. Gift by will or immediate transfer reserving a life estate for the donor.

l. Tax sales.

m. Purchase by private or semi-public, non-profit land trust.

n. Voluntary agreements to permit scenic, recreational uses.

o. Tax reduction contracts, agreements, and write-offs.

TOWN PARKS, RECREATION, AND PUBLIC FACILITIES ELEMENT

The Town does not need to anticipate a significant increase in public park, recreation and facility needs under the growth projections of this plan. However, there are a number of deficiencies in each area which should be remedied by a public acquisition program.

A. PARKS AND RECREATION GOALS

"Provide Recreational Areas for the Residents."

Discussion: The National Recreation Association minimum standard of four (4) acres of usable recreation space for each 1,000 residents would require about 56 acres (14 x 4) of playgrounds or parks* in the Town. If Sorich Ranch Park is relegated to its proper classification as public open space (see definitions in chapter on open space), then the Town has only about 16 acres of parks. This deficiency will be hard to overcome in a community with most of its flatland already developed. However, this lack of opportunity is partially offset by opportunities for outdoor recreation in the open spaces surrounding the Town, provided access to them is expanded and maintained in conformity with the plan.

B. PARKS AND RECREATION RECOMMENDATIONS

1. Isabel Cook School multi-purpose building should be refurbished and used as a community center in order to provide a meeting place for many of the local groups who do not have an adequate facility at present.
2. Park and Recreation offices should be located at the Isabel Cook School or moved into quarters vacated by other civic functions, depending on the Town Hall site alternatives finally chosen. Memorial Park would still require an office, but Isabel Cook School's multi-purpose building would provide more space.
3. The community's needs for a swimming pool, tennis courts, and adjacent play fields could be met at Sorich Ranch provided these facilities could be made

---

* Parks are defined for the purpose of this plan as "public lands developed or planned for development, which will contain public facilities for active and passive recreation for residents and groups engaging in programmed recreation activities."

compatible with the open space amenities of the rest of the area. Other possibilities which should be explored in providing for these needs are the possible acquisition of the entire Isabel Cook School site or acquisition of the Fairfax Town and Country Club by the County with maintenance and management jointly provided by the Towns of Fairfax and San Anselmo.

4. Neighborhood mini-parks and playgrounds should be acquired for the Hawthorn Hills, Sequoia Park, and Hilldale areas of the Town.

5. Public art of a durable kind should be an addition to the Town park system.

6. The Log Cabin site adjacent to Memorial Park should be incorporated into the park, when surplus to the needs of the present owner.

7. Resting spaces along trails and street approaches to trails and bikeways should be part of the recreational facilities provided in support of public non-auto use of open spaces. This would be even further facilitated by trailhead and bikeway terminal amenities.

C. PUBLIC FACILITIES

1. Town administration, public works, and public safety functions are presently conducted in inadequate or rented space. Recommendations* for alleviating this condition are:

   a. Relocate the present Fire Department headquarters and Firehouse No. 1 to the corner of San Rafael Avenue and San Anselmo Avenue. Firehouse No. 2 on Butterfield will remain at its present location.

   b. The present Town Hall site should be expanded by the acquisition of 15 Magnolia Avenue, plus perhaps the five parcels between City Hall Avenue, Library Place, and Tunstead Avenue.

   c. A further acquisition of the business properties between the present Town Hall site, Magnolia and San Anselmo avenues should be explored for future acquisition to square off the Town's government center, particularly if other public functions are to be accommodated in the Town.

---

* Based on discussions with the Town's site consultants (Wagstaff & McDonald), Town Administrator, and Public Works Director.

d. City Hall Avenue adjacent to the Civic Center site should be closed and made a part of the Center.

e. Library Place should be extended as appropriate to serve the public facilities area.

f. The present corporation yard and municipal shop should be made visually compatible with the Sorich Ranch Park setting by use of fencing, landscaping, and the demolition of obsolete and visually disturbing buildings. One possibility which should be explored further in capital improvement programming would be to leave the site as a corporation yard only and farm out auto maintenance.

2. Sanitary Service

The present collection system is operating near capacity. Population growth should not exceed the progress made in bringing the sanitary sewer system up to regional standards and expanding its capacity for collection and treatment of wastes.

3. Storm Drainage and Flood Control

The natural appearance and runoff capacity of stream channels should be protected, preserved, and enhanced by the development of small improvements (e.g., small earth-fill dams for storm water retention) and landscaping rather than a major flood-control project such as the concrete channel in lower Corte Madera Creek. The channel lines on both sides of San Anselmo Creek should be protected from encroachment by development.

NOISE ELEMENT

A. NOISE GOALS

Reduce noise level throughout the community in general with special efforts aimed at our major circulation arteries.*

B. IMPLEMENTATION

1. Promulgate information to all residents of the need for and methods of obtaining reduced noise levels.
2. Adopt, budget for, and enforce an effective noise ordinance and other ordinances relating to noise reduction.
3. The Town shall cooperate in the establishment of a countywide program of noise abatement when it has been developed.
4. The Town will work actively with the California Highway Patrol to police noise levels on moving vehicles.

---

* The objective of the Town should be to reduce the noise levels approximately 5 or 6 decibels in the next few years, based on the contours of present noise levels which have been mapped in quantitative, numerical terms by Roger Maineri and the Town Public Works staff.

SCENIC HIGHWAYS (PARKWAY) ELEMENT

A. DEFINITION

The Scenic Highways through San Anselmo are: Red Hill Avenue, Sir Francis Drake Boulevard from Ross line to the Fairfax Town limits, and Center Boulevard from the Hub to the Fairfax Town limits.

B. GOALS

Improve the appearance and aesthetic quality of the planning area's main thoroughfares, especially the entryways to the community.

Discussion: There are no state highways and therefore no possibilities for state designated scenic highways in San Anselmo, nor are any contemplated.

C. IMPLEMENTATION

1. San Anselmo has three entryways, all of which could be improved by landscaping, improved signing, lighting, and other outdoor design features.
2. Divided highways in the planning area should have their landscaping, lighting, and street furniture upgraded in keeping with a common design theme that will visually signal that one has arrived and is moving through a different community.

MAPS

1. Planned Land Use
2. San Anselmo 1986 Sphere of Influence
3. Open Space Plan
4. Downtown Residential Land Use
5. Open Space--Conservation
6. Noise Contour

TOWN OF SAN ANSELMO

Marin County, California

GENERAL PLAN

PLANNED LAND USE



RESIDENTIAL	UNITS/Acre
Very Low Density	1 or less
Single Family-Conservation	1 or less
Single Family	1 - 6
Medium Density	6 - 12
High Density	13 - 20
Downtown Mixed	6 - 20

COMMERCIAL

- Central
- General
- Limited
- Neighborhood

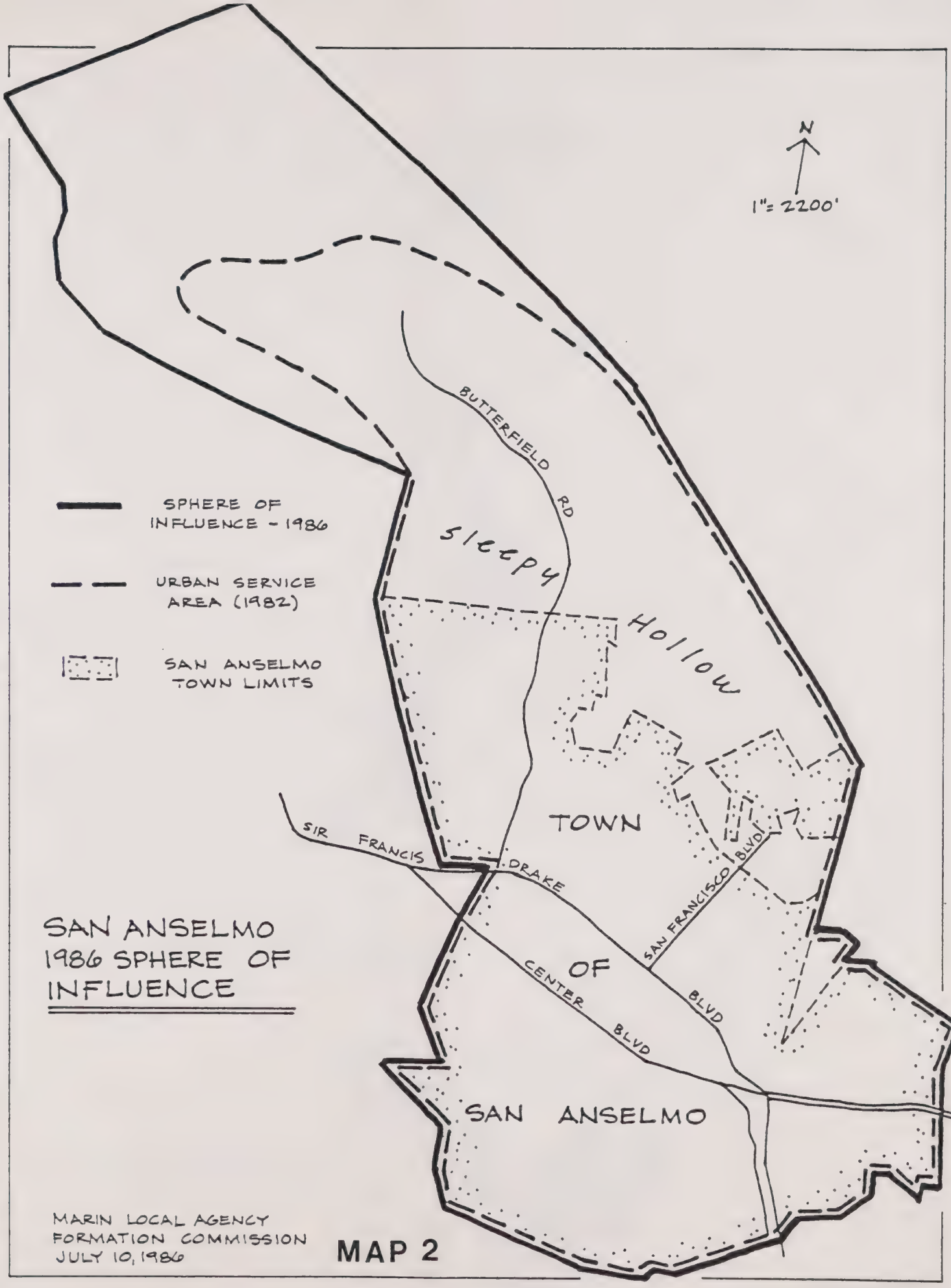
- Parks/Open Space
- Public Facility

Source: Town of San Anselmo General Plan, Adopted : December 13, 1988

Town Base Map 1961; Rev. 4/21/82, 10/28/87

Map 1

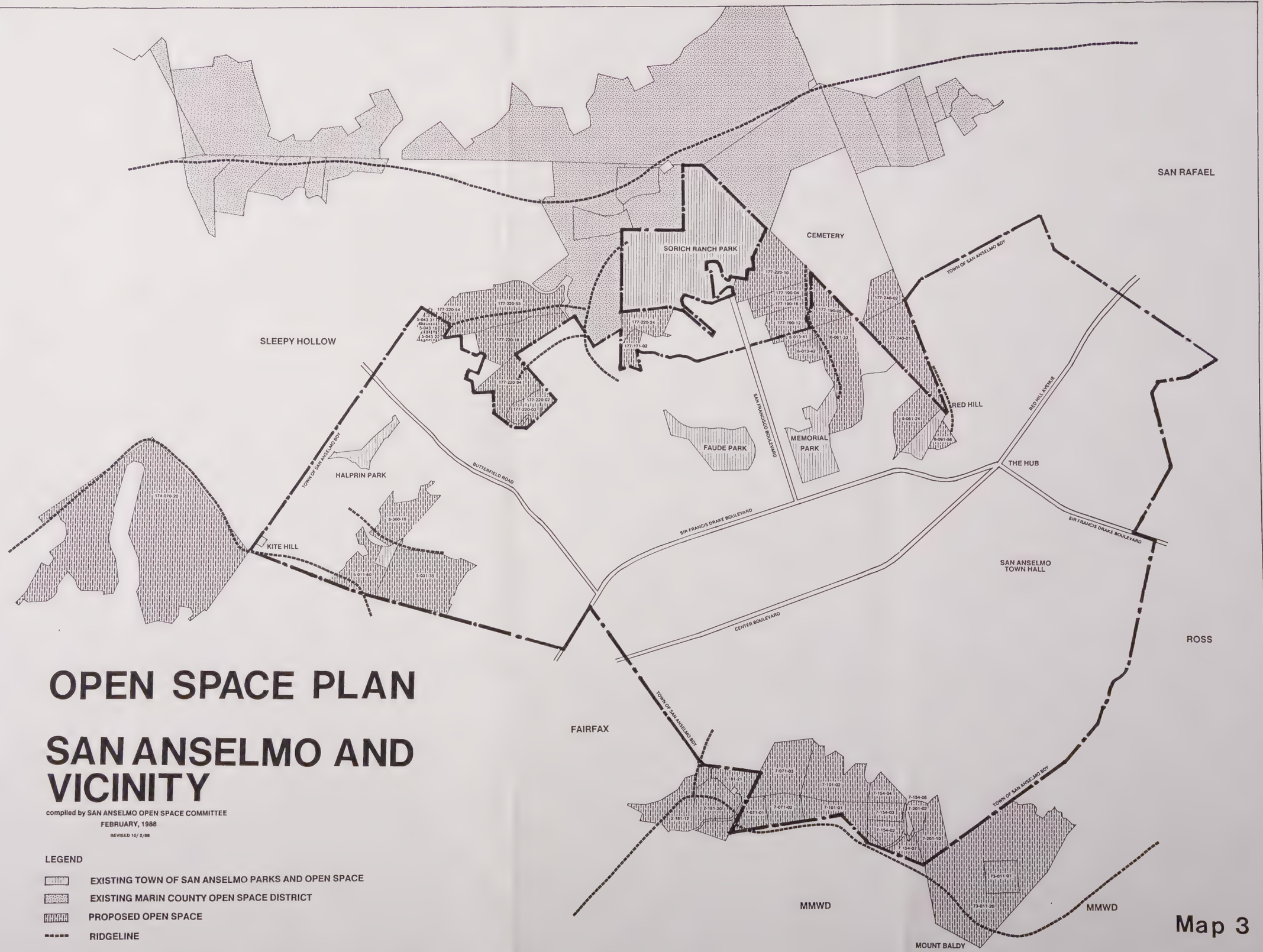
John Roberto Associates
P.O. Box 31330 San Francisco, Ca. 94131



SAN ANSELMO 1986 SPHERE OF INFLUENCE

MARIN LOCAL AGENCY FORMATION COMMISSION
JULY 10, 1986

MAP 2



OPEN SPACE PLAN

SAN ANSELMO AND VICINITY

compiled by SAN ANSELMO OPEN SPACE COMMITTEE
FEBRUARY, 1988
REVISED 10/2/88

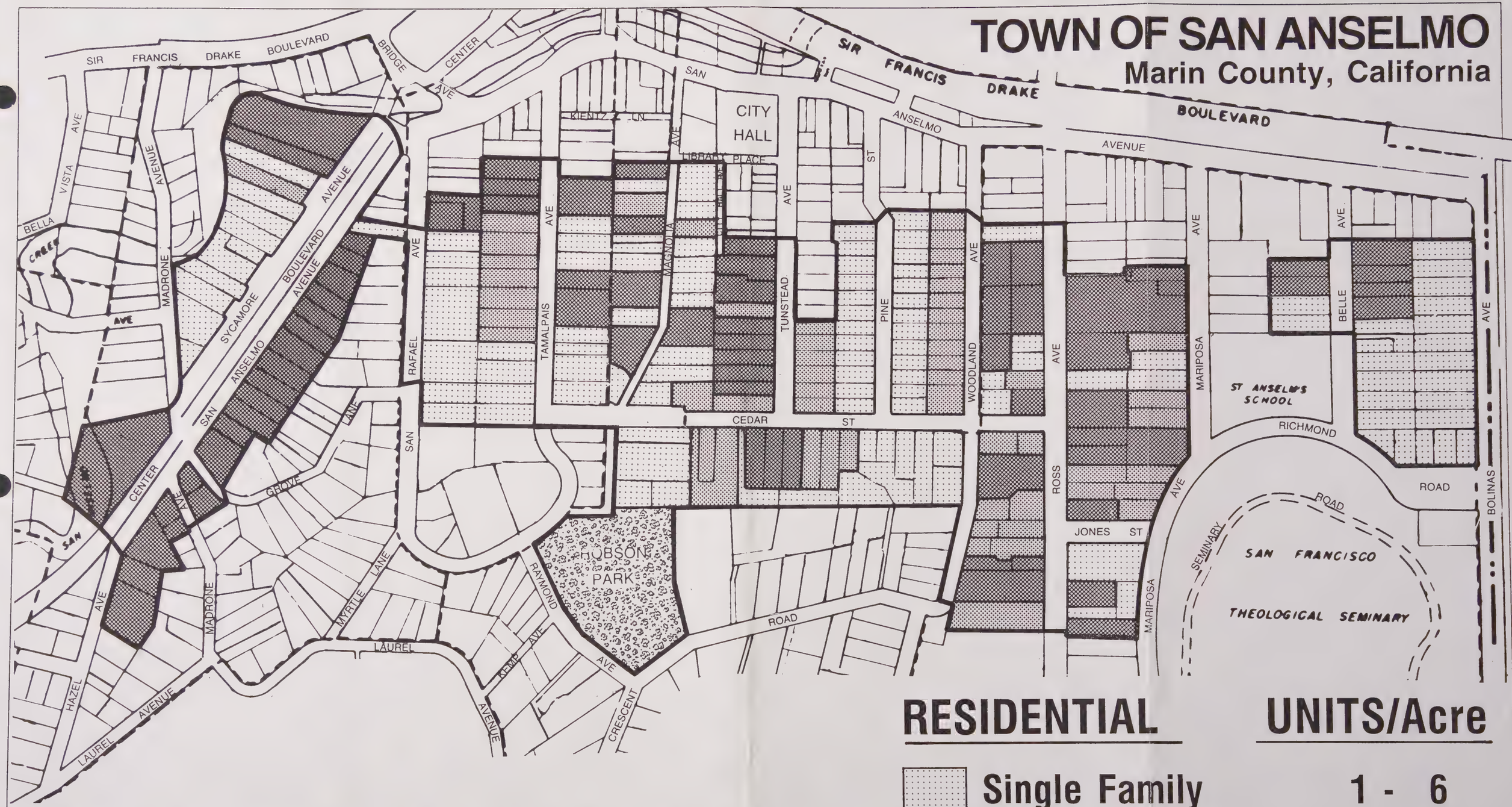
LEGEND

- EXISTING TOWN OF SAN ANSELMO PARKS AND OPEN SPACE
- EXISTING MARIN COUNTY OPEN SPACE DISTRICT
- PROPOSED OPEN SPACE
- RIDGELINE

Map 3

TOWN OF SAN ANSELMO

Marin County, California



Downtown Residential Land Use

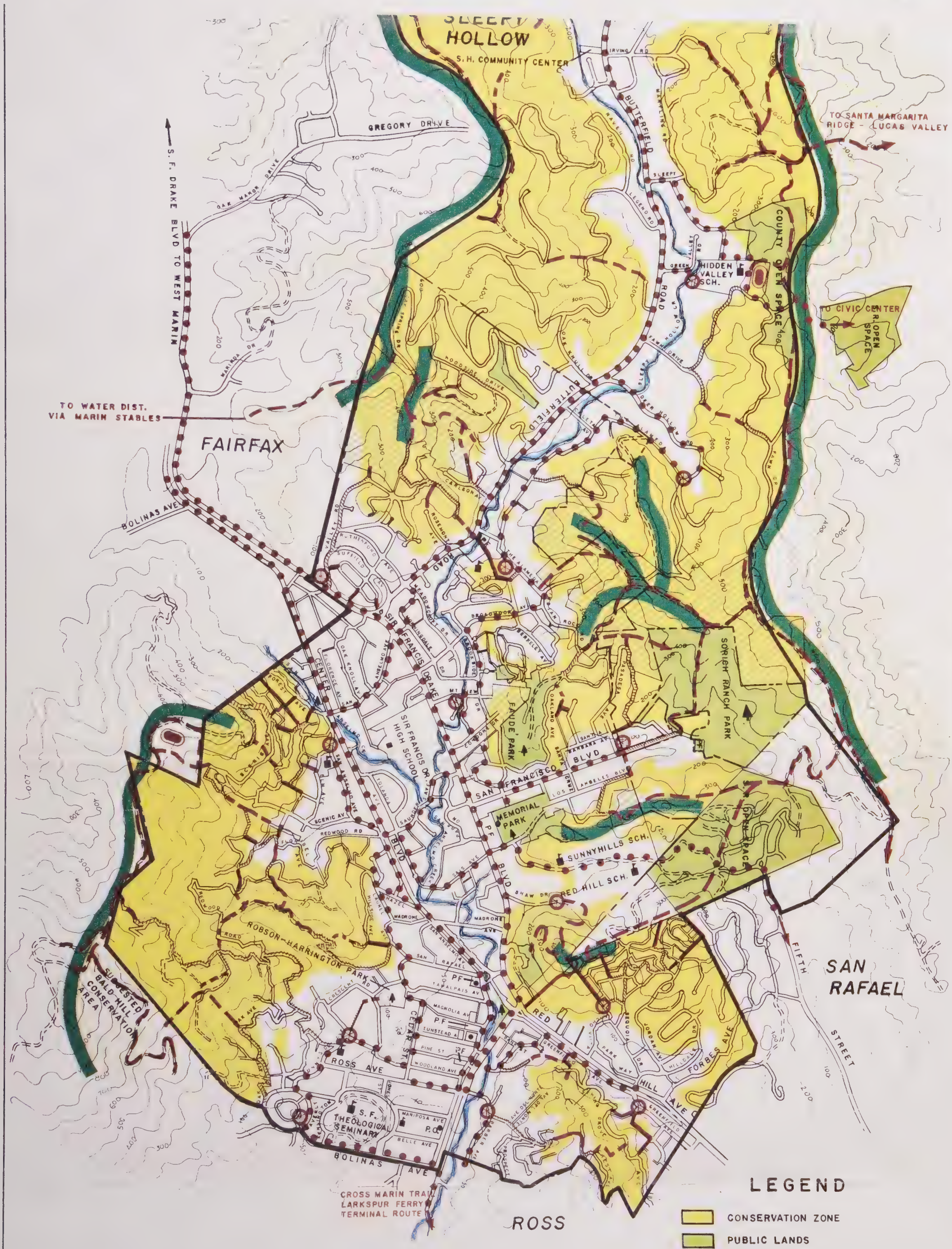
RESIDENTIAL	UNITS/Acre
Single Family	1 - 6
Medium Density	6 - 12
High Density	13 - 20

Map 4

John Roberto Associates
San Francisco, Ca.

Source: Town of San Anselmo General Plan,
Adopted : December 13, 1988

0 200 400
Feet



Open Space-Conservation

Town of San Anselmo
PLANNING AREA MAP
MARIN COUNTY CALIFORNIA

0 800 1600

Map 5

LEGEND

- CONSERVATION ZONE
- PUBLIC LANDS
- PUBLIC ACQUISITION AREA
- COUNTY-S.R. OPEN SPACE
- S.R. & FAIRFAX POTENTIAL O.S.
- SUGGESTED ROSS OPEN SPACE
- OTHER USES
- CREEK CONSERVATION ZONE
- RIDGE TOP
- BIKE TRAIL
- STREET USED AS TRAIL
- TRAIL RIGHT OF WAY (EXISTING)
- PROPOSED TRAIL RIGHT OF WAY
- BIKE & TRAIL AMENITIES
- HORSE STABLES

PARKS SCHOOLS PF PUBLIC FACILITIES S.A. AREA OF INFLUENCE

the Town of San Anselmo

Noise Contour Map



LEGEND

- 75 db A
- 70 db A
- 65 db A
- 60 db A
- 55 db A
- 50 db A
- 45 db A

The dots on this map represent measurements taken between 10 a.m. and 3:30 p.m. on weekdays in the months of April, May and June, 1975. Each dot represents a measurement of the noise level at a particular location when vehicular traffic is present and passing on the main arterial streets, including Sir Francis Drake Boulevard, Red Hill Avenue, San Anselmo Avenue, and Center Boulevard. The unit of measurement is decibels on the A scale.

n

0 400 800 1200

Map 6

APPENDIX

RESOLUTIONS OF ADOPTION

TOWN COUNCIL OF THE TOWN OF SAN ANSELMO

RESOLUTION NO. 3074

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO ADOPTING A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR AMENDMENTS TO THE LAND USE CIRCULATION AND OPEN SPACE ELEMENTS OF THE SAN ANSELMO GENERAL PLAN, AND THE ADOPTION OF SAID GENERAL PLAN AMENDMENTS.

SECTION I: Findings. After due consideration of: the recommendations of the San Anselmo Planning Commission, the administrative record from the Planning Commission Hearings; the testimony of staff and members of the public including written correspondance, the Town Council finds and declares:

I. WHEREAS, The San Anselmo Town Council held a duly noticed public hearing on November 22, 1988 to a consider a Negative Declaration; and

II. WHEREAS, the Town Council finds that, based on the Initial Study dated September 12, 1988 the proposed amendments to the Land Use, Circulation and Open Space Elements of the General Plan as modified by the Council on November 22 and December 13, 1988 will not have a significant impact on the environment and moved to approve the Negative Declaration of Environmental Impact; and

III. WHEREAS, the Town Council held a dulty noticed and continued public hearing on November 1 and 22, and December 13, 1988 to consider the Planning Commission recommended amendments to the General Plan dated September 30, 1988; and

IV. WHEREAS, the Town Council held a duly noticed and continued public hearing on November 22 and December 13, 1988 to consider an Addendum which would make changes to the Elements recommended for approval by the Planning Commission; and

V. WHEREAS, the changes included in the Addendum, as modified by the Town Council, do not constitute substantial changes from the issues, objectives and policies discussed by the Planning Commission in making their recommendation to the Town Council; and

VI. WHEREAS, the Town Council finds that the content of the Land Use, Circulation and Open Space Elements as recommended by the Planning Commission and modified by the Town Council complies with Goverment Code Sections: 65302(a), (b) and (e);and

VII. WHEREAS, the Town Council finds that the recommended amendments to the Land Use, Circulation and Open Space Elements, as modified are internally consistent and consistent with one another;

SECTION II:

NOW THEREFORE BE IT RESOLVED, the San Anselmo Town Council hereby approves and adopts a Negative Declaration of Environmental Impact for the proposed amendments to the Land Use, Circulation and Open Space Elements of the San Anselmo General Plan, as modified. The Negative Declaration is attached as Exhibit 'A' of this resolution.

NOW THEREFORE BE IT FURTHER RESOLVED, the San Anselm Town Council hereby approves and adopts the Planning Commissions recommended amendments to the Land Use, Circulation and Open Space Elements of the General Plan as set forth in attached Exhibit 'B', and as modified in attached Exhibit 'C'.

SECTION III:

This Resolution shall be and is herby declared to be in full force and effect as of the date of its adoption.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of San Anselmo, State of California, on the 13th day of December 1988 by the following vote to wit:

AYES: Chignell, Colteaux, Walsh, Zaharoff, Sharp

NOES: (None)

ABSENT: (None)

John Sharp
Mayor

ATTEST:

Caroline Foster
Town Clerk

TOWN OF SAN ANSELMO

RESOLUTION NO. 2018

A RESOLUTION OF THE SAN ANSELMO TOWN COUNCIL ADOPTING THE 1984 REVISED HOUSING ELEMENT

WHEREAS, the California Government Code requires each county and city to establish a planning agency which "shall develop and maintain a general plan". Among the mandatory elements which must be included in a general plan is a housing element consisting of standards and plans for the improvement of housing and for provision of adequate sites for housing and which makes adequate provisions for the housing needs of all economic segments of the community; and

WHEREAS, San Anselmo's initial Housing Element was adopted in 1976 and was revised in 1981 in conformance with the guidelines established for housing elements by the state legislature then in effect; and

WHEREAS, as of January 1, 1985, housing elements must conform to the provisions of AB 2853, which requires the identification and analysis of existing and projected housing needs and an inventory of resources and constraints relevant to meeting those needs; a statement of goals, policies and quantified objectives; and a discussion of scheduled programs for the preservation, improvement and development of housing; and

WHEREAS, the San Anselmo Planning Commission held duly noticed public hearings on November 19 and December 3, 1984 to consider the Draft Housing Element; and

WHEREAS, the San Anselmo Planning Commission on December 3, 1984 recommended that the Town Council adopt the Revised Housing Element with the addendum identified as Exhibit "A"; and

WHEREAS, the San Anselmo Town Council held a duly noticed public hearing on December 11, 1984 to consider the Revised Housing Element; and

WHEREAS, the Council finds that the Revised Housing Element provides a statement of San Anselmo's housing policies; sets forth a framework to guide decision-making on housing issues; establishes an action program to address and resolve the Town's housing problems and needs; responds to the comments received from the California Department of Housing and Community Development; and is consistent with the requirements of AB 2853.

NOW THEREFORE BE IT RESOLVED, ORDERED AND DECLARED that the San Anselmo Town Council hereby adopts the 1984 Revised Housing Element incorporating the addendum identified as Exhibit "A", as an element of the San Anselmo General Plan.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of San Anselmo held on December 11, 1984, by the following vote:

AYES: Councilmembers Wooliever, Capurro, Cordingley, Ollinger, Toal
NOES: None
ABSENT: None

MAYOR

ATTEST:

Town Clerk

TOWN OF SAN ANSELMO

RESOLUTION NO. 1984

AMENDING SECTIONS OF THE LAND USE, OPEN SPACE AND CONSERVATION ELEMENTS OF THE TOWN OF SAN ANSELMO GENERAL PLAN

WHEREAS, the San Anselmo Planning Commission and Town Council have held public hearings considering amendments to the Town's General Plan; and

WHEREAS, said hearings and deliberations have now been completed.

NOW THEREFORE BE IT RESOLVED that the General Plan of the Town of San Anselmo is hereby amended by adoption of the amendments to the Land Use, Open Space and Conservation Elements as set forth in Exhibit A attached hereto and made a part hereof by reference.

I hereby certify that the foregoing Resolution was duly and regularly adopted by the San Anselmo Town Council at a regular meeting thereof held on the 13th day of March, 1984 by the following vote:

AYES: Councilmembers Toal, Capurro, Wooliever, Buckle, Ollinger

NOES: None

ABSENT: None

M. E. Hanson

M. E. HANSON, Deputy Town Clerk

TOWN OF SAN ANSELMO

RESOLUTION NO. 1889

RESOLUTION AMENDING GENERAL PLAN OF THE TOWN OF SAN ANSELMO BY ADOPTION OF A REVISED HOUSING ELEMENT

WHEREAS, the San Anselmo Town Council has held public hearings considering a revised Housing Element to be made a part of its General Plan; and

WHEREAS, said hearings and deliberations have now been completed.

THEREFORE, the General Plan of the Town of San Anselmo is hereby amended and the revised Housing Element, a copy of which is attached hereto, is hereby approved and adopted.

****

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly adopted by the San Anselmo Town Council at a special meeting thereof, held on December 1, 1981 by the following vote:

AYES: Councilmembers Toal, Capurro, Wooliever, Buckle, Convis

NOES: None

ABSENT: None

Caroline Foster

CAROLINE FOSTER, Town Clerk

TOWN OF SAN ANSELMO

RESOLUTION NO. 1P

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SAN ANSELMO RECOMMENDING TO THE TOWN COUNCIL THAT THE CONSERVATION ELEMENT OF THE GENERAL PLAN BE AMENDED

WHEREAS, the San Anselmo Planning Commission did hold a public hearing on the 13th day of March, 1978, at the hour of 8:00 p.m. at the Isabel Cook School, and;

WHEREAS, all persons present and interested were heard thereon, and;

WHEREAS, the Commission determined that preservation of property rights and the need for flexibility required the changes in wording;

NOW, THEREFORE, BE IT RESOLVED, that the San Anselmo Planning Commission recommends to the Town Council that certain sections of the Conservation Element of the General Plan be amended as follows:

Section IV, Implementation: The first paragraph, first sentence, is amended to read: "Outlined below are some means of implementing the recommendations of this element."

AYES: Buckle, Goltz, Harle, Ollinger

ABSTAIN: Olive

Section IV, A., 1(b), is amended to read: "Flooding risk zones (flood plain, stream and bank protection); and . . ."

AYES: Goltz, Harle, Olive, Ollinger

ABSTAIN: Buckle

BE IT FURTHER RESOLVED that copies of this Resolution be forwarded to the San Anselmo Town Council for approval and adoption of these changes.

I hereby certify that the foregoing is a full, true and correct copy of a resolution which was adopted by a majority vote of the full Commission of the San Anselmo Planning Commission as noted above at its special meeting held on the 13th day of March, 1978.

/s/ George Buckle

GEORGE BUCKLE, CHAIRMAN

Attest:

Lisa Burglin

LISA BURGLIN, SECRETARY

TOWN OF SAN ANSELMO

RESOLUTION NO. 1654

RESOLUTION ADOPTING SLEEPY HOLLOW SUPPLEMENT TO THE SAN ANSELMO GENERAL PLAN

WHEREAS, the San Anselmo Town Council adopted the San Anselmo General Plan on November 25, 1975; and

WHEREAS, The Board of Supervisors of the County of Marin on May 25, 1976 adopted the San Anselmo General Plan and the Sleepy Hollow Supplement as a specific sub-area plan consistent with the Marin Countywide Plan; and

WHEREAS, the San Anselmo Town Council has held a public hearing considering the Sleepy Hollow Supplement to San Anselmo's General Plan in accordance with the applicable provisions of the Government Code of the State of California.

THEREFORE, the Sleepy Hollow Supplement to the General Plan of the Town of San Anselmo, a copy of which is attached hereto, is now approved and adopted.

****

I HEREBY CERTIFY the foregoing Resolution was duly and regularly adopted by the Town Council of the Town of San Anselmo, Marin County, California, at a regular meeting thereof, held on June 8, 1976, by the following vote:

AYES:	Councilmen	Reed, Colteaux, Signorelli, Toal, Capurro
NOES:	Councilmen	None
ABSENT	Councilmen	None

/s/ Caroline Foster
CAROLINE FOSTER, TOWN CLERK

BOARD OF SUPERVISORS OF THE COUNTY OF MARIN - RESOLUTION NO. 76-151

A RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS ADOPTING THE SAN ANSELMO GENERAL PLAN AND SLEEPY HOLLOW SUPPLEMENT.

WHEREAS: The San Anselmo Town Council adopted the San Anselmo General Plan on November 25, 1975.

WHEREAS: The Marin County Planning Commission by action on April 26, 1976 recommended to the Board of Supervisors that they adopt the San Anselmo General Plan and the Sleepy Hollow Supplement as a specific sub-area plan consistent with the Marin Countywide Plan, and

WHEREAS: The Board of Supervisors held a public hearing to consider the adoption of this plan in accordance with the applicable provisions of the Government Code of the State of California.

NOW, THEREFORE, BE IT RESOLVED: That the San Anselmo General Plan and the Sleepy Hollow Supplement is now approved and adopted as a specific sub-area plan consistent with the Marin Countywide Plan.

THE FOREGOING RESOLUTION PASSED AND ADOPTED by the Board of Supervisors of the County of Marin on the 24th day of May, 1976 by the following vote, to wit:

AYES: Supervisors: Arrigoni, Price, Baptiste, Roumiguiere
NOES: Supervisors:
ABSENT: Supervisors: Giacomini

/s/ Bob Roumiguiere
CHAIRMAN OF THE BOARD OF SUPERVISORS
COUNTY OF MARIN

Attest:
/s/ Peter Meyer, Clerk of the Board

TOWN OF SAN ANSELMO - RESOLUTION NO. 1626

RESOLUTION ADOPTING GENERAL PLAN FOR THE TOWN OF SAN ANSELMO

WHEREAS, the San Anselmo Town Council has held public hearings considering a General Plan and all necessary elements thereto in accordance with the applicable provisions of the Government Code of the State of California,

WHEREAS, said hearings and deliberations have now been completed,

THEREFORE, a General Plan for the Town of San Anselmo, a copy of which is attached hereto, is now approved and adopted.

* * * * * * * * * * * * *

I HEREBY CERTIFY the foregoing Resolution was duly and regularly adopted by the Town Council of the Town of San Anselmo, Marin County, California, at a regular meeting thereof, held on November 25, 1975, by the following vote:

AYES: Councilmen: Anderson, Capurro, Blinder, Toal, Colteaux
NOES: Councilmen: None

/s/ Caroline Foster, Town Clerk

.....

NEGATIVE DECLARATION

TOWN OF SAN ANSELMO
DEPARTMENT OF PUBLIC WORKS AND PLANNING
525 San Anselmo Avenue
Post Office Box 726
San Anselmo, California

NOTICE OF NEGATIVE DECLARATION REGARDING ENVIRONMENTAL IMPACT

DESCRIPTION OF PROJECT: The project is an amendment to the Land Use, Circulation and Open Space Elements of the San Anselmo General Plan. The amendments are to be inacted as a result of the Town's recent comprehensive review of the above three elements of the general plan. Project Name: 'Proposed Revisions to the Land Use, Circulation and Open Space Elements of the San Anselmo General Plan'

The application is available for public review at the office designated above.

NAME AND ADDRESS OF APPLICANT: Town of San Anselmo, 525 San Anselmo Avenue, San Anselmo, CA

Pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code Sections 21100, et seq.), the Town of San Anselmo has determined that the above project will not have a significant effect upon the environment for the following reasons:

The proposed revisions to the Town's General Plan are an affirmation of the community development and conservation goals adopted by the Town in 1976. The Plan recognizes all existing land uses, and does not call for the expansion or construction of roadways in the Town. The proposed revisions to the Plan would establish new development criteria in the hillside and ridge area to mitigate any potential environmental effects. See attac

Initial S

The environmental study was made by the Town of San Anselmo. Copies of this initial study are available at cost from the Planning Department. Written comments on this determination should be received in the Planning Department prior to October 30, 1988 XXXXXXXXXXXXXXXXXXXXXXXXX

Town Council

A public hearing on this determination will be held by the San Anselmo Planning Commission on November, 198__, at eight o'clock p.m. in the Town Hall Council Chamber, 525 San Anselmo Avenue, San Anselmo, California.

Any persons unable to attend the hearing and wish to express their views on this issue may do so in writing prior to the date of the hearing.

Dated: September 30, 1988

John E. Roberto
Signature

John E. Roberto
Typed Name

Town Planning Consultant
Position

Public Works and Planning
Department

EIR 2b
Revised 1/1/77

TOWN OF SAN ANSELMO
ENVIRONMENTAL REVIEW CHECKLIST
(To be completed by Town)

A. BACKGROUND

1. Name of Applicant: Town of San Anselmo

2. Address & Phone No. of Applicant: 525 San Anselmo Avenue, San Anselmo, CA 94960 (415) 258-4616

3. Date of Checklist Submitted: September 12, 1988

4. Agency Requiring Checklist: Town of San Anselmo

5. Name of Proposal, if applicable: San Anselmo General Plan Revision

B. ENVIRONMENTAL IMPACTS (Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	YES	MAYBE	NO
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?			X
b. Disruptions, displacements, compaction or overcovering of the soil?			X
c. Change in topography or ground surface relief features?			X
d. The destruction, covering or modification of any unique geologic or physical features?			X
e. Any increase in wind or water erosion of soils, either on or off the site?			X
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?			X
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards.			X
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?			X
b. The creation of objectionable odors?			X
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?			X
3. Water. Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?			X
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?			X
c. Alterations to the course or flow of flood waters?			X
d. Change in the amount of surface water in any water body?			X
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?			X
f. Alteration of the direction or rate of flow of ground waters?			X
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?			X
h. Substantial reduction in the amount of water otherwise available lic water supplies?			X

	YES	MAYBE	NO
i. Exposure of people or property to water related hazards such as flooding or tidal waves?			X
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?			X
b. Reduction of the numbers of any unique, rare or endangered species of plants?			X
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?		X	
d. Reduction in acreage of any agricultural crop?			X
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?			X
b. Reduction of the numbers of any unique, rare or endangered species of animals?			X
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?		X	
d. Deterioration to existing fish or wildlife habitat?			X
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?			X
b. Exposure of people to severe noise levels?			X
7. Light and Glare. Will the proposal produce new light or glare?		X	
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?			X
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resource?			X
b. Substantial depletion of any nonrenewable natural resource?			X
10. Risk of Upset. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			X
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area.			X
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?			X
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?			X
b. Effects on existing parking facilities or demand for new parking?			X
c. Substantial impact upon existing transportation systems?			X
d. Alterations to present patterns of circulation or movement of people and/or goods?			X
e. Alterations to waterborne, rail or air traffic?			X
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?			X

	YES	MAYBE	NO
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	___	___	X
b. Police protection?	___	___	X
c. Schools?	___	___	X
d. Parks or other recreational facilities?	___	___	X
e. Maintenance of public facilities, including roads?	___	___	X
f. Other governmental services?	___	___	X
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	___	___	X
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	___	___	X
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	___	___	X
b. Communications systems?	___	___	X
c. Water?	___	___	X
d. Sewer or septic tanks?	___	___	X
e. Storm water drainage?	___	___	X
f. Solid waste and disposal?	___	___	X
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	___	___	X
b. Exposure of people to potential health hazards?	___	___	X
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	___	X	___
19. Recreation. Will the proposal result in an impact upon the quality of quantity of existing recreational opportunities?	___	___	X
20. Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object of building?	___	___	X
21. Mandatory Findings of Significance.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	___	___	X
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	___	___	X
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment i icant.)	___	___	X
d. Does the project hav nmental effects which will cause substantial adverse effects on human	___	___	X

ENVIRONMENTAL DOCUMENTS

C. ADDITIONAL REMARKS

D. DETERMINATION

On the basis of this initial evaluation:

[X] I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

[ ] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

[ ] I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Form Completed 9/12/80 (date), by Gene E Roberts

Department Consultant to the Planning Dept

REVIEWED BY

Planning Department: _____ on _____, 19_

Public Works Department: _____ on _____, 19_

Police Department: _____ on _____, 19_

Fire Department: _____ on _____, 19_

Parks & Recreation: _____ on _____, 19_

Returned to initiating department _____ (date)

STATEMENT OF NO SIGNIFICANT ENVIRONMENTAL EFFECTS

For any points answered "yes" or "maybe" , the reasons for a negative declaration are as follows:

See Attached Sheets

STATEMENT OF NO SIGNIFICANT ENVIRONMENTAL EFFECTS

1. EARTH

San Anselmo is an established residential community which is near buildout in terms of its maximum residential development. New housing development with the exception of some larger parcels of land in the hillside and ridge areas is expected to be limited to infill within existing developed areas of the Town. The hillside and ridge development policies contained in the revised Land Use element of the General Plan are designed to protect new and existing development from unstable earth conditions and exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides and ground failure. The policy limits on grading in the hillside and ridge areas will protect downslope properties and waterways from construction related erosion.

The newly recommended conservation zone will provide additional Town review of vacant parcels located in existing developed areas. All vacant properties above the 150 foot mean sea level elevation will be subject to design review. Any potential earth hazards will be mitigated through this review process.

Based on the forgoing the proposed revisions to the San Anselmo General Plan are not expected to result in any significant earth or geotecnical related environmental impacts. Accordingly no further environmental analysis is warranted.

2. AIR

The major source of air contaminents in the upper Ross Valley in which San Anselmo is located is the emmissions associated with automoblile traffic. The Circulation Element of the General Plan does not propose any new arterial or collector roadways in the community. Policy guidelines in the Circulation Element prohibit any new roadway connections between San Anselmo and adjacent communities. Accordingly, there are no roadways proposed which will provide for increased auomoblie trips through San Anselmo.

Policies in the proposed revisions to the General Plan call for no expansion in commercial development, and industrial development is prohibited. San Anselmo expects an increase of 200 dwelling units over the next twenty (20) years. The land use policies in the revised general plan may reduce the total number of dwelling units projected. Even so, an increase of 200 dwelling units over 20 years, and improved emmission controls for automobiles adds up to no significant increase in auto emmissions as a result of the proposed revisions to the San Anselmo General Plan.

3. WATER

The open space and hillside and ridge protection policies contained in the proposed revisions to the General Plan will protect stream courses in the Town of San Anselmo. Design review and master planning requirements proposed in the revisions should protect existing damaged stream courses from furhter erosion, and could improve upon existing conditions.

The flood zone and flood hazard reduction policies contained in the Land Use Element will protect Town residents and properties from any increase in flood related hazards. New developments in these flood prone areas will be required to make improvements to the existing storm drain system thereby reducing existing flood hazards.

The proposed revisions to the General Plan will not result in any significant flood, water quality or stream course impacts.

4. PLANT LIFE

The proposed General Plan revisions will have no direct impact on plant life. The revisions do not change the development intensity of lands currently vacant. The proposed open space program contained in the General Plan may provide additional protection to local plant communites with open space values. There are no rare or endangered plant communities in San Anselmo which would be threatened by proposed conservation and development policies.

Buildout of vacant lands in the hillside and ridge areas may introduce non-native plants into the area. However, the loss of limited amounts of grassland and some trees will not constitute a significant environmental effect. Introduced plant species are subject to review and approval under the Town's hillside and ridge protection policies.

The proposed revisions to the General Plan will not have a significant impact on plant life in the Town or surrounding area.

5. ANIMAL LIFE

The proposed revisions to the Open Space and Land Use elements will provide additional measures to protect wildlife habitat in the grassland, woodland and riparian areas of the community. New development anticipated in the proposed revisions is the same as that planned for in 1976. Accordingly, there will be no additional impacts on wildlife habitat beyond that described in the environmental assessment of the 1976 General Plan.

Domestic animals (dogs and cats) can be expected in any new residential development, and these animals will have some unmeasureable impact on local deer, bird and rodent population. However, the impact is not anticipated to be significant and no rare or endangered animal species would be impacted by the plans proposed conservation and development policies.

6. NOISE

The limited amount of residential expansion provided for in the proposed revisions to the General Plan will not change the existing levels of noise in San Anselmo, nor will such development expose people to serve noise levels.

The plan revisions do not call for the construction of any new arterial or inter-community connector roads, or major expansion of the Town's commercial base. Therefore, no increase in noise levels is anticipated from roads and commercial development. The small increase in automobile traffic associated with new development in San Anselmo is not large enough to cause a significant increase in noise levels on existing arterial and connector streets. In fact increased conjestion on local roads will incrementally decrease automobile noise since auto noise is related to the sound assoicated with a speeding engine and tires on a roadway.

New development could change the noise environment on some local residential streets. These impacts are expected to be of concern to residents on these local streets, and the Town has procedures for reducing this potential source of noise. However, these impacts are not expected to be large enough to be deemed significant from an overall environmental standpoint.

No significant noise impacts will result from the proposed General Plan revisions.

7. LIGHT AND GLARE

The areas most impacted by new development under the proposed plan revisions are the hillside and ridge areas of the community and most of the vacant parcels above the 150 foot mean sea level elevation. Construction in these areas could result in light and glare impacts because many of the sites are highly visible. The proposed revisions to the General Plan would establish policies and procedures for review of new development in these areas to insure that any potential light and glare impacts are mitigated. The proposed hillside and ridge development policies and the new conservation zone design review procedures will mitigate any potential light and glare impacts

8. LAND USE

The proposed residential densities in the revised plan are the same as in the 1976 General Plan as amended. Commercial development will not be allowed to expand beyond the limits of the 1976 Plan, and said expansion can not occur until local parking problems are resolved. The only area where there will be a change in the use of land is the hillside and ridge areas which are currently vacant. Although the planned land use is the same, development of these areas constitutes a change under CEQA.

The proposed policies to regulate hillside and ridge area development are designed to protect the existing open space image of these properties.

Densities allowed will be no greater than one unit per gross acre, and many cases will be less. Furthermore, the open space policies of the revised plan sets in action a program to preserve through purchase many of the ridge and hillside parcels. If the open space effort is successful there will be no change in land use from the present. Even if open space efforts are not successful the limited amount of development allowed in these areas will not consitute a major change in the use or visual appearance of these lands.

The proposed revisons recognize existing land use within the community and policies are recommended to maintain the existing established pattern of land use. The housing opportunity areas are the only situations where there could be a change in the density of land use. However, no locations for housing opportunity sites are proposed in the revised plan. The environmental effects of this concept will have to be addressed at the time housing opportuntiy sites are identified.

The proposed revisions to the General Plan will not have a significant effect on exiting or previouly planned land use in the community.

9. NATURAL RESOURCES

There are no natural resources as defined by CEQA within the area covered by the San Anselmo General Plan. The local natural resource is vacant open space land which is to be protected by the Town's open space and hillside and ridge protection policies.

10. RISK OF UPSET

The proposed revisions to the General Plan will not result in any potential for explosion or release of a hazardous substance. Accordingly, there are no significant environmental impacts in this area of concern.

11. POPULATION

The proposed revisons to the general plan do not signifcantly alter the amount of residential and commercial development associated with the 1976 Plan. Accordingly, the new revisions would not alter the location of the existing population, or that of the previously planned population.

12. HOUSING

The proposed revisions to the plan protect existing housing in terms of location and density. The limited commercial expansion associated with the Plan revisions will create any significant demand for new housing in San Anselmo or nearby communities. There is not significant impact in the area of housing.

13. TRANSPORTATION/CIRCULATION

The transportation and circulation policies contained in the circulation element of the General Plan call for maintenance of the Town's current roadway infrastructure, with no major additions to the roadway system or expansion of lanes on existing roadways. Some increase in the number and length of local residential streets is anticipated if development occurs as planned and regualted in the current undeveloped portions of the Town.

The limited amount of residential expansion associated with the proposed plan (200 dwelling units or less) is not expected to have a major impact on some of the Town's more conjested arterials (ie. Sir Francis Drake Boulevard, Center Boulevard and Red Hill Road).

The proposed plan calls for a policy of maintaining a LOS 'D' at the major intersections in the Town. Limited improvements can be made at intersections to allow for improved LOS. However, in some instances the intensity of future development may be effected by this limitation. However, the Town does not intend this policy as a hidden growth control measure, and has provided additional policies in the plan to allow the LOS to drop below 'D' to accomodate proposals which further the other objectives of the General Plan.

The proposed transportation and circulation policies could have an effect on the development potential of lands both within and outside the Town of San Anselmo. These impacts are primarily economic and social in nature and Section 15064(f) of the CEQA guidelines reads "Economic or social changes resulting from a project shall not be treated as significant effects on the environment" However, if these economic or social changes result in a physical change the impact may be regarded as significant. The limits on development which result from a LOS limitation at intersections can not result in a physical change because taken to an extreme they would limit the development potential of land or in other words no physical change.

The parking polices of the plan would improve parking conditions both in the residential and commercial areas of the Town.

Based on the forgoing the proposed revisions to the Circulation Element of the plan will not result in any significant impacts on the environment.

14. PUBLIC SERVICES

The proposed revisions to the General Plan will not have a significant impact on police, fire, water, sewer and school services. The limited amount of developable land remaining in San Anselmo is no large enough to overburden these systems. Furthermore, the plan recommends polices that development in the hillside and ridge areas not be approved until adequate water and sewer service is demonstrated.

The school districts have been experiencing declining enrollment, and any addition students associated with planned residential development can be easily accomodated.

Based on the forgoing there are no significant public service impacts associated with the proposed plan revisions.

15. ENERGY

The small amount of residential growth associated with the General Plan (approximately 200 dwelling units) will not require substantial amounts of energy. No significant impacts are anticipated.

16. UTILITIES

See discussion under number 14. No significant impacts on public utilities including water, sewer, power, natural gas or solid waste disposal.

17. HUMAN HEALTH

The proposed revisions to the General Plan do not allow for uses in the Town which create a potential health hazard or expose people to a potential health hazard. No significant impacts expected.

18. AESTHETICS

The proposed plan as with the current 1976 General Plan will allow for development within the Town's highly visible hillside and ridge areas. It is possible that development in these areas could have a significant aesthetic impact on the Town if it were not appropriately regualted.

The hillside and ridge development policies recommended in the proposed plan, and the design review required of all development proposed above the 150 foot mean sea level elevation will provide adequate regulations to insure that new or expanded development in these areas does not result in a significant aesthetic impact. The implementation of these policies is adequate mitigation for this potential impact.

19. RECREATION

The limited amount of new development anitcipated over the next 20 years (200 dwelling units) is not expected to increase the population to a level which would require any new major park facilities. Additional recreation programs may be needed, but the impact is not significant.

20. ARCHEOLOGICAL/HISTORICAL

There are no known archaeological or historical sites which would be impacted by the proposed General Plan revisions. The proposed plan contains policies which encourage a historical inventory of places and buildings in San Anselmo, and the development of an ordinance to protect these local historic resources. There are no significant impact aniticapted.

NOTICE OF DETERMINATION

NOTICE OF DETERMINATION

TO: ___ Secretary for Resources
OPR 1416 Ninth Street, Room 1311
Sacramento, California 95814

or

✓ County Clerk
County of Marin

FROM: Town of San Anselmo
525 San Anselmo Avenue
San Anselmo, California 94960

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

General Plan Amendments - Land Use, Circulation, Open Space Elements
Project Title

— | John Kottage | 258 4646
State Clearinghouse Number (If submitted to Clearinghouse) | Contact Person | Telephone Number

Town of San Anselmo
Project Location

General Plan Amendments to Land Use, Circulation,
Project Description

and Open Space Elements

This is to advise that the Town of San Anselmo

has approved the above described project and has made the following determinations regarding the above described project:

1. The project __ will, ✓ will not, have a significant effect on the environment.

2. ___ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

   ✓ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

   The EIR or Negative Declaration and record of project approval may be examined at:

   _____

   _____

3. Mitigation measures __ were, ✓ were not, made a condition of the approval of the project.

4. A statement of Overriding Considerations ___ was, ✓ was not, adopted for this project.

Date 1.9.89

Lisa Z Dight
Signature

Planner
Title

EIR 2b Suppl.

BACKGROUND FOR HOUSING PLAN

BACKGROUND BASIS FOR THE TOWN OF SAN ANSELMO HOUSING PLAN

BACKGROUND BASIS FOR THE TOWN OF SAN ANSELMO HOUSING PLAN

INTRODUCTION

As contrasted to the previous section dealing primarily with policy direction, this is the more detailed, technical part of the Housing Element. It provides a review of data, trends and projections which define San Anselmo's housing needs and which form the basis for the policies and programs presented in San Anselmo's Housing Plan. More detailed information is available in the Appendices.

PROFILE OF MARIN COUNTY AND SAN ANSELMO

San Anselmo is a small residential community of older neighborhoods established before World War II and the post-war subdivision boom. Many of its residential neighborhoods are perched on hillsides along narrow streets. The Town's architecture provides a pleasant and balanced mixture of types and styles.

Based on the 1976 San Anselmo General Plan, the Town has reached approximately 96 percent of buildout (its maximum residential development potential). With the exception of several larger sites for multi-unit residential construction, new housing construction will be confined to small and steep residential sites or in mixed-use areas. San Anselmo is the second most densely populated community in Marin County (4,546 persons per square mile).

San Anselmo's housing conditions are reflective of many area-wide and even nation-wide trends. These trends will have far-reaching impacts on housing needs in the Town. People are living longer, having fewer children and living in smaller households. In addition, there are more divorces, more single-parent households (especially households with a female head) and more single-person households. Finally, housing costs have skyrocketed out of proportion to many people's ability to pay; interest rates, construction costs and land costs all increase the ultimate price of a unit.

The Town of San Anselmo is one part of the housing market that makes up Marin County as a whole. Existing trends and future conditions in the county will effect housing prices and affordability in San Anselmo. Marin County is relatively unique to other Bay Area counties, especially those adjacent to San Francisco. Marin had an estimated population of 223,849 in 1983, which is relatively small compared to other counties.

The County also has by far the most expensive housing of all Bay Area Counties. In 1980, the median home price was $151,000 and the median rent was $348 which was significantly higher than the Bay Area median home price ($98,000) and median rent ($274). In fact, compared to San Mateo County in 1980, which had the second highest home prices and rents in the Bay Area, Marin's home prices were 20 percent higher and rents were 10 percent higher. In 1980, San Anselmo's median home price was $133,500 and the median rent was $318.

According to the Marin County Housing Element (1984 Draft), between 1980 and the year 2000, Marin County's population is projected to increase by 10 percent, to 245,250, with most of the growth occuring in the Novato area. The increase in population, increase in local jobs and a continuing decline in the average household size will continue to create a high demand and need for more housing units. The County's average household size has steadily declined from 3.4 persons per household in 1950 to 2.5 persons per household in 1980. As household size decreases, there is a need for proportionally more housing units to house the same population. Future projections for the County are shown below:

Marin County Projections

	1980	2000	Change	Percent Change
Population	222,568	245,250	+22,682	+10.2%
Households	88,723	109,030	+20,307	+22.9%
(Average Household Size)	(2.5)	(2.2)	(-0.3)	-
Jobs	74,426	105,400	+30,974	+41.6%

SOURCE: ABAG Projections '83.

Recent trends show that San Anselmo's population has been declining and is expected to continue to decline for the next twenty years. San Anselmo's population increased 12 percent from 1960 to 1970. However, between 1970 and 1983 the Town's population decreased 7.5 percent, from 13,030 in 1970 to 11,971 in 1983. Housing units increased during the same time period from 4,795 to 5,327. The average household size in San Anselmo decreased from 2.76 in 1970 to 2.30 in 1983. Future projections for the San Anselmo Planning Area, which includes Sleepy Hollow, are shown below:

San Anselmo Projections

	1980	2000	Change	Percent Change
Population	14,420	14,000	-420	- 2.9%
Households	5,874	6,130	+256	+ 4.4%
(Average Household Size)	(2.5)	(2.3)	(-0.2)	-
Jobs	2,198	2,700	+502	+22.8%

SOURCE: ABAG Projections '83.

San Anselmo's 1980 population make-up included slightly fewer children and more elderly as a proportion of the population than the County as a whole. However, during the decade of the 1970's the 25 to 44 age group experienced the greatest increase in population in the Town, and by far the greatest decrease was in the 24 years of age and younger group. The table below sets forth the age distribution of San Anselmo residents in 1980 as compared to Marin County as a whole:

1980 Age Distribution San Anselmo and Marin County

Population	San Anselmo	Marin County
Under 15	15.6%	17.4%
15-19	5.7%	6.4%
20-34	31.7%	29.0%
35-55	24.1%	27.4%
55-64	9.5%	9.9%
65+	13.3%	9.7%

SOURCE: 1980 U.S. Census.

San Anselmo has historically had a slightly lower median household income than the county as a whole. In 1970, San Anselmo's median household income was $12,573, compared to $13,935 for the County as a whole. In 1980, the Town's median household income was $21,153, compared to $24,569 countywide. San Anselmo's distribution of household income in 1980 shows a greater proportion of lower and moderate income households than the county as a whole. However, the proportion of the Town's employed residents in 1980 who held traditionally higher paying professional, technical or managerial positions closely matched the percentage for the County; 43.5 percent for San Anselmo and 40.6 percent for Marin County as a whole. The percentage of low income families (families with an annual income 80 percent or less of the Bay Area median family income) represented about 34 percent of the households in San Anselmo in 1980. The next table presents 1980 income distributions for San Anselmo and Marin County:

1980 Household Income in San Anselmo and Marin County

Household Income	San Anselmo	Marin County
Less than $5000	9.2%	6.9%
$ 5000 - $ 9999	10.7%	9.5%
$10000 - $14999	14.1%	11.6%
$15000 - $24999	25.3%	22.8%
$25000 - $49999	34.0%	34.3%
$50000 or more	6.7%	14.8%

San Anselmo median	$21,153
Marin County median	$24,569
Bay Area median	$20,607

SOURCE: 1980 U.S. Census.

The number of housing units in San Anselmo has increased from 4,101 in 1960, to 4,803 in 1970, to 5,285 in 1980 and to 5,327 in 1983. The 1970 to 1983 ratio of multi-family structures to single family structures has shifted slightly toward multi-family. This change is indicative of the construction of multi-unit structures, the conversion of single family units to multi-family uses and, in a very few instances, the razing of single family dwellings to make way for other residential and non-residential uses. However, as shown below, San Anselmo still has a higher proportion of single family dwellings compared to the county as a whole.

1970-1983 San Anselmo and Marin County Housing

Structure Types

	1970		1983	
	San Anselmo	Marin County	San Anselmo	Marin County
Single-family	81.1%	72.4%	77.2%	67.5%
Multi-family	18.9%	27.6%	22.8%	32.5%

SOURCE: 1970 U.S. Census; 1983 State Department of Finance estimates.

Most of the units built in San Anselmo between 1970 and 1980 were very large (6 rooms or more). In fact, these larger units comprised over 85 percent of all the units constructed between 1970 and 1980. San Anselmo's median unit size increased from 5.1 rooms per unit in 1970 to 5.2 rooms per unit in 1980. The 1980 median is the same as for the County as a whole. Compared to the County in 1980, San Anselmo has a slightly higher proportion of two bedroom units and a slightly lower proportion of three or more bedroom units, as shown below:

1980 Bedrooms Per Unit

San Anselmo and Marin County

Number of Bedrooms	San Anselmo	Marin County
None and 1	17.7%	17.7%
2	37.1%	30.9%
3 or more	45.2%	51.4%

SOURCE: 1980 U.S. Census.

Owner occupants comprise the largest proportion of San Anselmo's residents. In 1980, San Anselmo's owner occupancy percentage was 64 percent. For the county as a whole it was 60 percent. Between 1970 and 1980, the number of occupied units in San Anselmo increased by 217 units. Over this ten year period, the number of owner-occupied units increased by 110 and the number of renter-occupied units increased by 107. In total, in 1980, there were 3,289 owner-occupied units and 1,813 renter-occupied units.

SUMMARY OF HOUSING NEEDS AND ISSUES

The information in this section highlights significant housing problems. Any discussion of housing needs and issues - and market factors as they apply to meeting these needs - must be prefaced by a discussion of the relationship of supply and demand. The size of the supply of an item and the level or amount of demand (need) for that item determine its price. As the supply decreases and the demand increases the value also increases. In addition, the more necessary a thing is the more willing we are to defer to other things in order to have it.

- Declining Household Size

  Discussion: A trend which began over the last ten years is for households to be smaller. The estimated average household size in San Anselmo has declined from 2.76 in 1970 to 2.3 in 1983. The countywide average in 1983 was 2.4 persons per household. Thus, while the number of housing units in the Town increased from 4,803 in 1970 to 5,327 in 1983 (+524), the population declined from 13,021 in 1970 to 11,971 in 1983 (-1,060). By comparison, San Anselmo's average household size was the sixth smallest of all the cities in the county. Fairfax had an average household size of 2.2 in 1983, Ross was 2.8, San Rafael 2.3 and Larkspur 2.0.

  The trend in smaller households is due to more single-person households, lower birth rate, more divorces and the increasing longevity of elderly people. Single-person households increased 55 percent between 1970 and 1980 in San Anselmo and now comprise 28 percent of all households in the Town. The number of married couples comprised 48 percent of the households in 1980.

  Implications: The trend toward smaller households is expected to continue over the next twenty years. The implications include the following:

  1. Need for smaller units.
  2. Need for more units to house the same population

- Increasing Sales Prices and Rents and the Ability to Pay for Housing

  Discussion: The average sales price for a single family home in San Anselmo rose from $106,160 in 1978 to $178,807 in 1983, a 68 percent increase over six years. Since single family homes comprise about 78 percent of the housing stock, this increase affects a substantial portion of the units available. A January, 1984 survey by Coldwell Banker Residential Real Estate Services showed that homes (single-family and townhomes) in the "lower" price range in San Anselmo were selling for $130,000;

homes in the "medium" price range were selling for $180,000; and homes in the "higher" price range were selling for $310,000. In San Rafael, by comparison, the same survey found "lower" price range units selling for $118,000; "medium" price range units $190,000; and "higher" price range units $310,000.

Rents in San Anselmo are slightly less than the county in general. Median rents in 1980, meaning half were greater and half were less, were $318 in San Anselmo and $348 in the county as a whole. In 1980 over half of the renters paid between $200 and $400 rent (56 percent). Results from the Town's survey, which was limited to those people returning questionnaires, showed that most people pay between $400 and $600 rent. Shared rental rates, from Marin Roomates Bureau, show that most available shared rentals are between $200 and $400 rent.

1980 census data shows that about 34 percent of San Anselmo's households would be considered low income (earning below 80 percent of median income). It would be very difficult for most of San Anselmo's households to find housing they could afford to buy if they had to enter the current housing market. In 1980, over one-third of San Anselmo's households were paying more than 25 percent of their income on housing. Fifty percent of all renters pay more than 25 percent of their income on housing.

Implications: Due to high housing prices and interest rates, low and moderate income families have difficulty purchasing a home. Some of the implications of increasing home prices include:

1. As home prices increase generally there are usually corresponding increases in rents.
2. When a home owned by a low or moderate income family is sold, it is usually sold to a family with a relatively high income - with the unit being lost as "affordable" housing.
3. Shared rentals can inflate rental rates as well as have impacts on traffic and parking.
4. Affordable housing for young families, single-parent households, the elderly (especially those on fixed incomes) and public service employees becomes more difficult to find.
5. As demand for housing increases, the vacancy rate decreases. In 1983 the estimated vacancy rate in San Anselmo was 3.0 percent, which is relatively high compared to other Marin cities (San Rafael's is 1.4 percent, Larkspur 1.0 percent, although Fairfax is 5.0 percent) - still a vacancy rate of 4.5 to 5.0 percent is considered "healthy". San Anselmo's vacancy rate has been declining since 1980.
6. When the vacancy rate is low, housing also tends to become overcrowded and/or expensive. In 1980 less than 2 percent

of the housing units in San Anselmo were overcrowded (having more than one person per room) which is low.

- Rehabilitation Housing Needs

Discussion: San Anselmo's housing stock is generally in good condition, although it is much older than that of Marin County as a whole. According to the 1980 Census, 38 percent of San Anselmo's housing was constructed before 1940. Only 0.7 percent of the units in the Town lack some or all indoor plumbing. Countywide, the figure is 0.8 percent.

There have been no housing condition surveys in San Anselmo during the past ten years. In 1971 the County survey of 45 percent of the stock in San Anselmo's oldest neighborhoods found 13.7 percent of the units to be "substandard". Since demand for San Anselmo housing has remained strong in the past few years, the market has accomplished most rehabilitation on its own. The Town staff estimates that approximately five percent of the housing stock now needs major rehabilitation and less than .5 percent (or approximately 26 units) of the Town's housing stock may be so deteriorated that it will need replacement. If much of the older housing in San Anselmo is to be maintained, serious consideration must be given to the update of electrical wiring, replacement of substandard foundations, improvement of plumbing facilities, and modernization of heating and ventilation plants.

Low and moderate income homeowners in the Town may find it prohibitively expensive to finance the periodic maintenance of their homes. Eventually, the proportion of substandard housing occupied by low and moderate income households may increase as a result of deferred maintenance. These homeowners may sell their homes if they cannot afford needed rehabilitation. While this would improve the condition of the housing stock, the original homeowners would probably be displaced.

Implications: Continued Town support and publicizing of available rehabilitation programs (Section 8 Moderate Rehabilitation and the Residential Rehabilitation loan programs) is the best way to provide funds for low and moderate income homeowners. The Town's Presale Inspection program is a way to identify rehabilitation needs.

- Affordable Housing Needs

Discussion: The impact of increasing housing prices and rents is most severe on households with lower incomes. According to the 1980 census, 35 percent of San Anselmo's households paid more than 25 percent of their income on housing - with 20 percent paying more than 35 percent. The following charts breakdown this overpayment need by income category (low income is 80 percent of median income, while moderate income is 80 to 120 percent of median income).

1980 San Anselmo Renter Households

Paying More Than 25 Percent

	Number	Percent of All Households who Rent
Low Income		
less than 5,000	236	13.0%
5,000 - 10,000	263	14.4%
10,000 - 15,000	251	13.8%
Moderate Income		
15,000 - 20,000	100	5.5%
20,000+	98	5.4%
TOTAL	948	52.1%

1980 San Anselmo Owner Households

Paying More Than 25 Percent

	Number	Percent of All Households who Own
Low Income		
less than 5,000	117	3.6%
5,000 - 10,000	116	3.5%
10,000 - 15,000	94	2.8%
Moderate Income		
15,000 - 20,000	114	3.5%
20,000+	381	11.6%
TOTAL	822	25.0%

SOURCE: 1980 U.S. Census.

The following charts, prepared by the Marin County Housing Authority compare affordability for rental and sales housing based on various incomes and family sizes. The incomes are derived from April, 1983 Marin County Income Limit Schedule based on the Bay Area median income.

Income Affordability Analysis

Rental Housing

Affordable Rents for Median Income (Moderate)

Household Size	Gross Annual Income	Median	Rent @ 30% of Income	Unit Type
2	$25,300	Median	$630	1-2 BR
4	31,600	Median	790	2-3 BR

Affordable Rents for 80% of Median (Low Income)

2	$20,240	80%	$506	1-2 BR
4	25,280	80%	632	2-3 BR

Affordable Rents for 50% of Median (Very Low)

2	$12,650	50%	$316	1-2 BR
4	15,800	50%	395	2-3 BR

Home Purchase

Affordable Sales Prices for Median Income (Moderate)

Household Size	Gross Annual Income	Median	Sales Price	Unit Type
2	$25,300	Median	$52,900	1-2 BR
4	31,600	Median	66,100	2-3 BR

Affordable Sales Prices for 80% of Median (Low Income)

2	$20,240	80%	$42,300	1-2 BR
4	25,280	80%	52,900	2-3 BR

Affordable Sales Prices for 50% of Median (Very Low)

2	$12,650	50%	$26,400	1-2 BR
4	15,800	50%	33,000	2-3 BR

Assumptions:

13% - 30 year mortgage

25% - Gross Income for P & I

10% - Down Payment

SOURCE: Marin County Housing Authority.

The Association of Bay Area Governments (ABAG) has produced housing need figures for the San Anselmo Planning Area based on market demand, employment opportunities, land availability, commuting patterns, type and tenure of the existing housing and the achievement of a regional housing goal vacancy rate of 4.5 percent. This vacancy rate is considered to provide a more healthy relationship between supply and demand. ABAG's basic intent is to preserve the 1980 proportion of housing types and the ratio of renters to owners. The Town's portion of the need established for the Planning Area is about 87 percent of the total need, with the remainder intended to be met in the unincorporated portion of the Planning Area (Sleepy Hollow). The Planning Area's projected need between 1980 and 1990 is 302 units (262 in San Anselmo itself). By income group they include: 60 Very Low Income (52 in San Anselmo); 48 Low Income (42 in San Anselmo); 60 Moderate Income (52 in San Anselmo); and 134 Above Moderate Income (116 in San Anselmo). By type they include 233 single family and 69 multiple family (201 and 61 in San Anselmo). By tenure they include 195 owner-occupied and 107 renter-occupied (169 and 93 in San Anselmo).

Implications: Based on an analysis of available land, both within the Town of San Anselmo and in the unincorporated portion of the Planning Area, there is development capacity to meet the total new construction housing need established by ABAG. However, it will be much more difficult to meet the housing needs for very low and low income families. The estimated development potential in the Town is between 300 and 410 additional dwelling units. The unincorporated portion of the Planning Area has the potential for an estimated 110 units. However, since most of the sites are located in areas with significant environmental and other development constraints, many of these units will be single family detached structures at high prices. Several implications to consider include:

1. The effectiveness of rental assistance programs, such as Section 8 and the Rebate for Marin Renters programs in providing housing for very low and low income families.

2. The difficulty in providing affordable housing in single family home construction projects, especially those with costly site preparation.

3. Potential development of sites identified in the Town's Housing Plan (Figure 1), including infill and mixed use areas.

4. The effectiveness of second units in providing affordable housing.

- Female-headed Households Housing Needs

Discussion: In 1980, more than 27 percent of San Anselmo's households are headed by women. Of those households with children, almost 20 percent (268 households) were headed by a single mother. Both of these figures have increased substantially since 1970.

Implications: Women in the housing market, especially the elderly, low and moderate income and single-parents face signi-

ficant difficulties when they have to find housing. According to the County's Commission on the Status of Women, this has several implications:

1. Both owner and rental units are extremely expensive relative to low incomes earned by most women.
2. Landlords have discriminated against women with children.
3. Elderly women are often "trapped" in a house that is more than adequate for their needs.

- Handicapped Housing Needs

Discussion: According to the Marin Center of Independent Living, which is a resource and referral service for handicapped people, there is a waiting list of about 60 people countywide for handicapped housing. Persons with work disability in San Anselmo total 503 or 4.2 percent of the population. Sixty percent of those disabled are in the work force. About two percent of the population had a transportation disability in 1980. Data on the number of physically handicapped who are inadequately housed in San Anselmo are unavailable.

Implications: The hilly terrain of San Anselmo residential districts places practical limitations on residential opportunities for many mobility-handicapped persons, except for the flat, close-in areas where curb cuts and building access have been provided. Based on current statistics, the proportion of units for the physically handicapped should be about 4-5 percent of the total. The housing market is just beginning to realize the housing demand (and source of buyers and renters) which the physically handicapped represent.

- Large Families Housing Needs

Discussion: There were 313 families with five or more persons in San Anselmo in 1980, which represents 6.1 percent of the households. Since 1970, the number of large families has declined by 51 percent. Of the 2,383 units in San Anselmo in 1980 with three or more bedrooms, 350, or 15 percent, were renter-occupied. Although the renter-occupied units with three or more bedrooms make up 20 percent of the rental housing stock. Most of these are single family homes.

Implications: Most of San Anselmo's larger homes are expensive to own or rent. A countywide analysis by the Federal Department of Housing and Urban Development found that 31 percent of the large families who rent have incomes that would qualify them for federal assistance. There is a need, therefore, for affordable rental units for large families (units with three more more bedrooms).

- Elderly Housing Needs:

Discussion: San Anselmo's elderly population is not increasing as rapidly as the county as a whole, however, the Town has a higher proportion of elderly residents over 65 years of age

than countywide. Over 26 percent of the rental units in San Anselmo in 1980 had at least one person over 65 years of age. Three-fourths of the households with elderly residents are owner-occupied. About 30 percent of the residents over 65 live alone.

Implications: Increasing longevity of elderly people and the general aging of the population in Marin County and in San Anselmo will place increasing demands on the special housing needs of the elderly. These will include:

1. Need for more affordable housing for the elderly on fixed incomes (countywide 45 percent of all elderly households are eligible for federal assistance because their incomes are less than $15,000 per year).
2. Less turnover of housing, due in part to Proposition 13 and increasing home prices for substitute smaller housing units.
3. Greater demand for specialized housing and housing services for the elderly, such as congregate housing.

- Housing Needs at the San Francisco Theological Seminary

Discussion: The San Francisco Seminary is currently analyzing its long-term direction and possible future housing needs for faculty, staff and students. It is evident that the Seminary is aware of the need to develop a master plan for the property and is very desirous of working with the Town in doing that. Currently, there are 91 units for student housing (56 on-site and 35 off-site in the immediate neighborhood). There are 24 units occupied by faculty and staff also located off-campus. The Housing Element offers an opportunity to set forth some policy direction in terms of the housing needs at the Seminary and also to establish a dialogue between the Seminary and the Town in achieving common objectives.

Implications: The acquisition of existing rental housing by the Seminary would result in a loss of affordable rental units in the Town. The Seminary's housing needs, especially in relation to Town policies, need to be analyzed in a comprehensive manner as part of a Master Plan for the property.

CURRENT AND PAST HOUSING PROGRAMS

This section describes the status of existing programs which the Town of San Anselmo has implemented to provide more lower priced housing. There are many factors which affect the success or apparent failure of a program. The programs discussed below can be evaluated in light of: (1) what the Town has done to implement the program; (2) what other agencies or groups have done to implement the program; (3) the effects of the 1982 and 1983 housing market and economy in general on the program; and (4) the decreasing availability of state and federal funding.

- General Development Trends: In 1982, six new units were added to the housing stock (one single-family and five duplex), although the net gain was three because three existing units were lost to demolition. In 1983, 18 new units were added (ten single-family and eight apartments), and the net gain was 15, with three existing units being demolished.

- Condominium Conversions: There have been no applications for conversions over the last ten years other than the 22 apartment units that were converted in 1980. The Condominium Conversion Ordinance was adopted in 1980.

- Rehabilitation of Housing Owned by Low Income Households: The Community Development Block Grant (CDBG) funds for rehabilitation loans have decreased 25 percent over the last four years. San Anselmo residents have had 22 loans approved through December, 1983, with 20 loans being funded for a total of $237,545 (an average of almost $12,000 per loan). This represents 18 percent of the total available, although the flooding in 1982 is a major reason why so many loans were funded. There was $359,979 available in FY 1983-84 from the countywide housing portion of CDBG. Increasingly, some communities in Marin have added some of the Planning Area funds as well. The program is expected to be funded at about the same level next year.

- Rehabilitation of Rental Units: This program is federally funded and administered by the Marin County Housing Authority (MCHA). Through September, 1983 there have been 30 units rehabilitated countywide under the program, with one two-bedroom unit being located in San Anselmo.

- Mixed Use Zoning: The Town completed its rezoning of the periphery of the San Anselmo central business district to residential. The Town also amended the zoning ordinance in 1982 to allow 100 percent residential use in commercial zones with a use permit.

- Site Acquisitions: The Town received $12,000 in CDBG funds to study the feasibility of affordable housing at seven sites within the community. The study is also analyzing potential development

programs, and is in the process of being completed. In addition, the Town provided significant support in the development of Isabel Cook School (the only mixed family project in the County), 34 Tamalpais (congregate housing for seniors), and McGarr House (congregate housing for seniors).

- Second Units: The total allowable number of Second Units is 276. To date there are 163 registered units (with no rent control or owner-occupancy requirement) and 43 existing or new units with use permits (which have rent control and an owner-occupancy requirement). There are 71 remaining units which can be built. Neighborhoods include:

Balance	Neighborhood
0	Ancho Vista
4	Barber
0	Bush (North of Center)
6	Butterfield
1	Carrigan
5	Cedar/Crescent
1	Elm
1	Forbes
4	Hawthorn Hills
2	Hilldale
2	Indian Rock
0	Lansdale-Scenic-Humboldt
0	Laurel
0	Lincoln
7	Morningside Court
0	Oak Springs
2	Redwood
4	Rosenthal-Prosser
4	San Francisco Boulevard
13	Seminary
1	Sequoia
5	Sir Francis Drake Boulevard
0	Spring Grove
0	Terrace
4	The Alameda
5	Yolanda
71	TOTAL

- Rebate for Marin Renters: San Anselmo commited $12,950 for this program during its two year existance. The local funds are matched by San Francisco Foundation funds two for one, plus additional Buck Grant non-matching funds, making the total funding available in San Anselmo $48,237. The average annual assistance in San Anselmo was $1,156 per family. A total of 34 families were assisted. Countywide, 42 percent of the recipients were single parent families. The program is currently expiring, although

the Housing Authority is in the process of submitting another grant proposal to the San Francisco Foundation.

- Section 8: Fifty-seven families received Section 8 rent subsidies in San Anselmo as of January, 1984. About 80 percent of those were Very Low Income (below 50% of median income) elderly or disabled.

  In addition to these programs there is a program called Project Independence, which is a state after-care program analogous to Section 8. Renters must be referred by a participating agency. The program is managed by MCHA. There are 30 units funded countywide, with one unit located in San Anselmo.

- Support for Infill Development: The Town continues to encourage development of infill residential units in commercial zones. For example, at 1598 Sir Francis Drake Boulevard, the town reversed its previous policy of "rounding-down" in computing maximum density to "round-up" and allow this owner to add one more unit to his six unit apartment building.

- Inclusionary Zoning: Two projects have been approved under the inclusionary zoning provisions. They include: 9-11 Fern Lane, which required one of the three living units to be a second unit for moderate income housing; and 76 Ross Avenue, which required one rental or sale unit at a low or moderate income price out of the 13 townhouses approved.

- Presale Inspections: The Town inspected 209 units in 1980, 171 in 1981, 134 in 1982, and 180 in 1983.

HOUSING CONSTRAINTS

Environmental constraints, economic conditions and government policies all affect housing affordability. This section analyzes available lands, market and regulatory constraints and assesses how their impact effects the amount, cost and type of housing that may be built in San Anselmo.

Land Availability and Cost

San Anselmo's topography consists of ridges, steep slopes and narrow valleys. Most land suitable for residential development has been utilized. Remaining parcels may be subject to environmental constraints related to soil stability, drainage, and policies to preserve ridgetops and open space. Additional constraints include traffic congestion and safety on public streets. Sir Francis Drake Boulevard, for example, the main east-west arterial serving San Anselmo and the Upper Ross Valley has exceeded efficient capacity conditions according to several recent Environmental Impact Reports.

The table below summarizes potentially available land and the estimated number of units. The Town's 1976 General Plan estimated a total dwelling unit capacity of approximately 5,500 units. Since there are currently about 5,350 units now built, the Town is at about 96 percent of this build-out figure. Given current zoning and available lands, it is possible that that dwelling unit number may be exceeded with a total build-out at between 5,650 and 5,760 units, depending on individual site constraints. The Town has the land capacity to meet the ABAG regional housing needs determinations.

	Potentially Available Land	
Zoning	Area	Estimated Unit Potential
Commercial (includes mixed use areas)	2.3 ac.	20-30 units
Residential (includes maximum of 100 units in Hillside Density Zones; 40 units in PPD and SPD zones; and 140 units in R-1 zones)	278.5 ac.	250-280 units
Public and Quasi-Public Sites	6.8 ac.	30-100 units
TOTAL	287.6 ac.	300-410 units

SOURCE: 1984 Available Lands Survey

Land costs as a percentage of total development costs have been rising in the past few years. Traditionally, land costs equalled about 25 percent of total costs. Today, figures in excess of 40 percent are not uncommon. The full cost of land for a residential project includes project approval costs as well as the raw land purchasing and financing costs. The land subdivision and permit approval process is time consuming and may be extremely expensive if the site has been purchased and financed prior to its completion. For this reason, sales prices for land with permit approvals are considerably higher than those for raw acreage.

Construction Costs

The costs of constructing wood frame housing have risen significantly in recent years. According to a Bank of America analysis in 1983, the typical cost to build a wood frame single-family detached home in the Bay Area was about $60 per square foot. However, total construction costs can be well over $200,000 for a 2,000 foot luxury home. Construction costs of apartment and condominium units in low-rise wood frame buildings can also vary substantially. While modest studio units may be built for as low as $50,000 a unit, excluding land; more attractive, larger sized units usually exceed $100,000 to produce.

Financing

In recent years high interest rates have played a critical role in making housing unaffordable. High land and construction financing costs have made the housing development business inherently more risky. Developers in turn need to realize higher returns to justify associated risks. Higher required profits as well as costs push up eventual sales prices.

In addition, the home buyer is confronted with high mortgage interest rates, which are currently between 12.5 and 13.5 percent. A major problem is qualifying for loans at high interest rates. The following table shows how monthly mortgage payments differ for a $100,000 mortgage made at varying interest rates.

Monthly Payments - 30 Year $100,000 Mortgage

Interest Rate	Payment
9%	$ 805
11%	$ 952
13%	$ 1,106
15%	$ 1,264
17%	$ 1,426

Second mortgages to finance home maintenace and improvements are more costly than first mortgages. Such financing costs make rehabilitation loans infeasible for all but the most affluent property owners. Therefore, rehabilitation must be funded with savings, deferred or through government subsidy.

Government Processing Costs

Costs associated with the permit process may act as a constraint to the development of affordable housing. Line item permit costs are related to processing, inspection and installation services. They are limited by California law to the cost to the various agencies of performing these services. Costs associated with time for development

review and building permit processing are more significant. These costs are highly variable and are related to developer overhead, financing and start-up costs, as well as the length of the development review and permit processing period.

Single family custom home applications generally takes less time to review than multi-family proposals. When proposed single family developments are not subject to special environmental constraints and are in conformity with existing zoning, it is possible to process the required building permits in two to three weeks. Multi-family projects require environmental review, public hearings and design review. In practice Environmental Impact Reports (EIR) are required for most multi-family developments. Such studies require four to six months. If an EIR were not required, Town permit processing could be accomplished in 60 days. Town processing for environmental review (negative declaration) and rezoning for low income housing on the Isabel Cook School site was accomplished in less than two months (January 9, 1981 - February 24, 1981). The total elapsed time from the initial developer contact with local officials to permit approval is approximately one year, including EIR and working drawing preparation. This one year average assumes timely submissions by the developer and a preliminary plan generally acceptable to the Town. The Town is committed to a reduction of any lag times in the EIR process, within legal constraints.

Some projects have taken several years to process. This has been due to: (1) incomplete applications and information on the project as provided by the developer; (2) public opposition to the project; (3) tardiness on the part of the developer in submitting information or fees for the project; and (4) the developer not following the recommendations of the Planning Commission in establishing project density. The Town allows developers to combine various steps in the review process, which can shorten the review period if the applications are complete and the project density and design are harmonious with Town policies and standards. Over the past year, the Town has also initiated the following steps so that developer uncertainty and processing time are reduced:

Hillside Density Zones: Establishing maximum densities for specific hillside parcels. These sites, therefore, have a base starting point for allowable density, which reduces processing time and provides greater certainty for project submittal, review and approval. By establishing a streamlined procedure to determine whether a project is acceptable to the Town in terms of meeting the intent and criteria of the Hillside Density Ordinance, the Town has eliminated much of the unnecessary delay that used to result for projects located in these sensitive areas of San Anselmo. It should be noted that sites under this zoning classification have significant development constraints, such as steep slopes, inaccessibility, drainage problems, etc., and would not provide opportunities for affordable housing.

Affordable Housing Sites Study: Evaluating affordable housing development feasibility at six sites in San Anselmo. The study will provide basic development guidelines and incentives for the development of affordable housing at each site.

Consultant Planner on Staff: Providing a consultant planner to help the Town review and process development applications, especially those for major projects.

Off-site improvements required by the Town have generally not been a significant constraint to development. They have included such improvements as drainage work, sidewalks, curb and gutters, etc. which are health and safety concerns. Given the significant physical/environmental constraints of the available land in San Anselmo, it appears that the best way to improve the development review process is to encourage developers to meet with neighborhood residents so that important issues can be addressed early in the review process.

Permit Fees

Permit costs can vary substantially from site to site depending on site conditions, location, and the type and design of development. In estimating a "minimum" cost to a developer to go through the local permit process in San Anselmo only the basic permits required of all developments were considered. While these figures can give a general indication of permit expense, the "minimum" cost estimated does not take into account the characteristics of much of San Anselmo's vacant land. Much of the remaining developable land is subject to environmental constraints, such as steep slopes and drainage problems. Careful soils engineering and design studies, reviews and associated permits will be required on a site to site basis.

Given these considerations, minimum permit cost estimates are described for two types of residential development; a condominium and a single family unit, on level land. The single family home is a 1,700 square foot detached unit with 3 bedrooms and 2 baths. The condominium is one of four 1,000 square foot attached 2 bedroom 1-1/2 bath units.

Generalized Permit Costs

Permit	Single Family	Condominium
Building Permit	$490	$353
Plan Check	319	229
Electrical	60	46
Plumbing	44	30
Heating/Cooling	40	25
Business License	51	30
Energy Plan Check	36	25
Earthquake Fee	7	4
Design Review and Zoning Permit	-	625
Total Town Fees	$1,047	$1,367

Article 34 Referendum Requirement

By requiring referendum approval of all low rent housing projects "developed, constructed, or acquired in any manner" by any state public body, Article 34 of the State's Constitution poses an obstacle to the delivery of housing suited to the needs of lower income households. It is noteworthy that San Anselmo's electorate in a November, 1980 referendum voted by better than two to one to approve the Isabel Cook housing project.

Federal Policy Constraints

Federal Policy affects the development of housing for all economic segments, but it affects the development of low income housing most directly. The usefulness of these Federal subsidy programs is limited by the amount of funding available. Federal policy for housing has changed from new construction programs to a greater emphasis on subsidies for existing housing. With the exception of the Section 202 (elderly and handicapped) program, new construction programs are very limited. This severely affects the ability of local government to assist people.

ENERGY CONSERVATION OPPORTUNITIES

Affordable energy is an essential component of affordable housing. Energy costs to the consumer have increased 100 percent over and above inflation since 1970 while crude oil prices have increased more than 500 percent. Houses built after 1975 use about half as much energy as a result of California State conservation standards. More recent standards are even more strict.

For new housing, State conservation standards, implemented as part of the Building Code, substantially reduce the cost of energy for homeowners. Since San Anselmo is largely built out, there is more opportunity for energy savings in existing housing than in new construction. Most residential structures can be retrofitted with conservation measures that provide nearly the energy savings achieved in recent new construction. Many can also be retrofitted with passive design measures, e.g. the addition of a solarium or south-facing windows in conjunction with a heat storage mass.

There are several local programs which have provided assistance to low and moderate income households in retrofitting their home. These include the Marin Citizens for Energy Planning "Home Weatherization" project; the Marin County Planning Department's "Housewarming Project;" and PG&E's "Zero Interest Program." "Housewarming" is no longer being funded.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Housing Element is generally consistent with the goals and recommendations of the 1976 General Plan. There are several Housing Element programs which transcend the scope of the Housing Element and need to be analyzed from a more comprehensive and detailed standpoint. These include: the study of mixed use and infill development in downtown; any General Plan Amendments or rezonings; and changing the neighborhood allotment of second units. Implementation of these programs should be analyzed in relation to the overall intent of the Town's General Plan.

Figure 1 shows San Anselmo's Housing Plan and "Potential Affordable Housing Sites." Several of these sites, if developed for residential purposes, would not be consistent with the Land Use Element of the Town's General Plan, and would probably require a General Plan Amendment. The sites include:

Sorich Park: shown as Public Open Space on the Land Use Plan.

Pine Street and Magnolia Avenue Parking Lots: shown as Public Facilities on the Land Use Plan.

Sunny Hills: shown as a Conservation Zone (1 unit per acre or less).

OPEN SPACE PARCELS INVENTORY

The profiles of parcels selected by the Open Space Committee for inclusion in the Open Space Plan are detailed in Appendix A. Following is an index to this Appendix by parcel number:

Parcel	Appendix
2-181-12	A-35
2-181-20	A-28
2-181-21	A-34
5- 11-60	A-24
5- 31-35	A-25
5- 43-16	A- 1
5- 43-22	A- 1
5- 43-31	A- 1
5-300-15	A-36
6- 13-41	A-10
6- 13-42	A-10
6- 61-24	A-30
6- 61-33	A-11
6- 91-56	A-31
7- 71- 1	A-13
7- 71- 2	A-14
7- 71- 3	A-17
7-101- 1	A-15
7-101- 2	A-18
7-154- 1	A-16
7-154- 2	A- 7
7-154- 3	A-33
7-154- 4	A-19
7-154- 5	A-32
7-154- 7	A-22
7-201- 2	A-20
7-201-10	A-21
73- 11- 1	A-12
73- 11-20	A- 2
174- 70-20	A-23
177-171- 2	A-27
177-190- 4	A- 6
177-190- 5	A-11
177-190-12	A- 8
177-190-16	A- 9
177-220- 2	A- 3
177-220- 3	A- 3
177-220- 4	A- 3
177-220-10	A- 6
177-220-18	A- 4
177-220-24	A-26
177-220-54	A- 1
177-220-55	A- 5
177-240- 1	A-29
177-240- 2	A-29

APPENDIX A-1

Parcel Numbers: 5-043-16, -22 and -31 and 177-220-54

Location: Off The Alameda

Description: San Anselmo/Sleepy Hollow Divide

Unique Site Features: Property is terminus of major ridge as shown in San Anselmo General Plan. The lower slopes are densely wooded; the upper portion opens into grassy open areas.

Environmental Issues: Portions are very steep. Previous grading has extensively disturbed the property.

Miscellaneous: Although subdivided into four lots -- three in San Anselmo and one in the county -- they are logically considered one parcel due to the orientation of lot lines. If adjacent twenty-two (22) acre parcel were also secured, a continuous public access would be created from The Alameda to existing Marin County Open Space.

Aesthetics: The upper portion of these lots is quite prominently visible from points around the Sleepy Hollow Valley. Likewise, views from the property are very extensive.

Neighborhood/Sphere of Influence: Town of San Anselmo, County of Marin, Holstein Road and The Alameda.

Recreation Potential/Public Utilization: Hiking, horseback riding, jogging, picnicing; visual open space.

Present Usage: Undeveloped

Size:

5-043-16	1.0
5-043-22	1.4
5-043-31	1.0
177-220-54	.23
Total	3.63 acres

Zoning: 4 units

APPENDIX A-2

Parcel Number: 73-011-20

Location: Southwest side of Ross Valley off of Oak Road, Upper Road, or Worn Springs Road (dirt fire road). Physically located in Town of Ross.

Description: Mt. Baldy

Unique Site Features: Highest point on southwestern slope of Ross Valley. Grassy hillside with woodland on lower slopes. Most prominent landmark of the Ross Valley.

Environmental Issues: The lower parts have steep slopes presenting possible stability problems. The summit is part of the major ridgeline on the southwest side of Ross Valley.

Miscellaneous: There is an abundance of wildlife in the area including sightings of fox and bobcat. Trails through property are proposed in the Countywide Trails Plan and San Anselmo General Plan. The Plan also proposes a joint effort by neighboring communities to protect Mt. Baldy.

Aesthetics: This property offers a spectacular 360 degree view of the Bay Area from Mt. Diablo in the east, San Francisco in the south, Bolinas Ridge in the west, and San Pablo Bay in the east. The grassy summit, from which the property derives its name, is visible from most all of San Anselmo and adjacent communities.

Neighborhood/Sphere of Influence: This property is in the Town of Ross and forms a community separator between San Anselmo, Ross, and the MMWD watershed.

Open Space Contiguity: The property borders on the 17,000 acre MMWD watershed.

Recreation Potential/Public Utilization: Hiking, horseback riding, jogging, kite flying, and bicycle riding. Access link to MMWD hiking trails and to Mt. Tamalpais.

Present Usage: The property is currently privately held as an undeveloped parcel. It has historically been used extensively by the public for recreation.

Size: 54.94 acres

Zoning: Conditional

APPENDIX A-3

Parcel Numbers: 177-220-4, 177-220-3, 177-220-2

Location: Access on Berkeley off of The Alameda. Walk to property from Old Quarry north slope private open space.

Description: North Ridge

Unique Site Features: Partially wooded parcel with some improvements from previous development. Private road and cement foundation remain.

Miscellaneous: The San Anselmo General Plan depicts property as public acquisition area. The plan also proposes trails through property that would connect with Quarry Mountain public pedestrian easement.

Aesthetics: A major ridgeline slopes down to this property. As viewed from a distance, the wooded lower slopes form a green buffer between the developed valley and the grassy ridge.

Neighborhood/Sphere of Influence: The Alameda, Indian Rock, County of Marin.

Open Space Contiguity: Quarry Mountain private open space.

Recreation Potential/Public Utilization: Excellent potential for park and/or picnicing facilities with development of building on existing foundation.

Present Usage: Vacant; development is imminent.

Size:

177-220-4	10.0
177-220-3	4.6
177-220-2	1.5
Total	16.1 acres

Zoning: 1 unit/10 acres

APPENDIX A-4

Parcel Number: 177-220-18

Location: Parallels Old Quarry's north ridge; access from Holstein Road.

Description: Sleepy Hollow/San Anselmo Divide

Unique Site Features: Hillside acreage with trees in the middle of the parcel. Steep sloping terrain with only northwest portion being a gentle slope.

Environmental Issues: No apparent landslides and/or erosion.

Miscellaneous: Open space view for residents of Sleepy Hollow. Can not be seen by San Anselmo residents.

Aesthetics: Property offers excellent views of northern Marin hills. Upper portion of parcel abuts to Old Quarry private open space.

Neighborhood/Sphere of Influence: County of Marin, near Sleepy Hollow.

Open Space Contiguity: Excellent access to Marin County open space.

Recreation Potential/Public Utilization: Very small potential for utilization due to being very steep. Presently no public access through property, but should be preserved for view purposes.

Present Usage: Presently undeveloped.

Size: 12.6 acres

Zoning: 1 unit/10 acres

APPENDIX A-5

Parcel Number: 177-220-55

Location: Access on Holstein road off The Alameda

Description: San Anselmo/Sleepy Hollow divide

Unique Site Features: Prominent ridge as depicted in the San Anselmo General Plan.

Environmental Issues: Some small slides on hillside; erosion from grazing.

Miscellaneous: This parcel could be an important access route to extensive county open space.

Aesthetics: Excellent views of northern Marin hills.

Neighborhood/Sphere of Influence: County of Marin. Can be seen by all hillside residents of Sleepy Hollow and Oak Springs.

Open Space Contiguity: Marin County open space.

Recreation Potential/Public Utilization: Already utilized by horse owners. Hiking and visual open space.

Present Usage: Currently used for boarding horses.

Size: 21.8 acres

Zoning: 1 unit/10 acres

APPENDIX A-6

Parcel Numbers: 177-190-04 and 177-220-10

Location: West slope of Sunny Hills Ridge near Los Angeles Blvd.

Description: Sunny Hills Ridge

Unique Site Features: Grassy, open ridge land with moderately steep hillsides and scattered oak trees. Seasonal creek with willow trees meandering through field, meadow, and hillside.

Environmental Issues: Small, isolated slides located near the west base of the ridge.

Aesthetics: Offers an unobstructed view of the San Anselmo area and the Ross Valley area with a nearly level ridge line visible from many areas of Ross Valley.

Miscellaneous: Includes major ridge as shown in San Anselmo General Plan. Fire road at top of the property is proposed as public trail in Countywide Trails Plan and San Anselmo General Plan. The emphasis should be to preserve the ridge and hillside areas of this parcel. The existing creek provides a natural boundry between open space and residential.

Neighborhood Sphere of Influence: The area borders Mt. Tamalpais Cemetery and Sorich Ranch Park in the town of San Anselmo.

Open Space Contiguity: Borders existing Marin County Open Space forming a unique ridge line open space area bordering Sunny Hills Ridge.

Recreation Potential/Public Utilization: Hiking, bicycle riding, horseback riding; visual open space.

Present Usage: Privately held undeveloped parcel. Subdivision plan approved in 1982 for 6 units.

Size:	177-220-04	3.8 (1 acre flat and 2.8 acres on hill)
	177-220-10	11.2 (hill and ridge)
	Total	15.0 acres

Zoning: 1.33 units/acre

APPENDIX A-7

Parcel Number: 7-154-02

Location: End of Oak Avenue

Description: Mt. Baldy Ridge

Unique Site Features: Heavly wooded; lower portion includes seasonal creek.

Environmental Issues: Steep slopes on lower portion.

Miscellaneous: Horses have been stabled on small improved area. The San Anselmo General Plan proposes the road fronting this property as a trail. The Countywide Trails Plan proposes a trail crossing the lower portion of the property.

Aesthetics: Appears as part of a heavly wooded slope.

Neighborhood/Sphere of Influence: Rosenthal tract; Town of San Anselmo.

Open Space Contiguity: None, but very close to M.M.W.D.

Recreation Potential/Public Utilization: Hiking; visual open space.

Present Usage: Undeveloped

Size: 3.22 acres

Zoning: R.1.H.-2

APPENDIX A-8

Parcel Number: 177-190-12

Location: Off of Los Angeles Blvd.

Description: Sunny Hills Ridge

Unique Site Features: Grassy, open ridge land with moderately steep hillsides and scattered oak trees. Seasonal creek with willow trees meandering at base of hillside.

Environmental Issues: Small, isolated slides located near the west base of the hillside.

Aesthetics: Offers an unobstructed view of the San Anselmo area and the Ross Valley area with a nearly level ridge line visible from many areas of Ross Valley.

Miscellaneous: Includes major ridge as shown in San Anselmo General Plan. Fire road at top of the property is proposed as public trail in Countywide Trails Plan and San Anselmo General Plan.

Aesthetics: Visible from many areas of Ross Valley.

Neighborhood/Sphere of Influence: County of Marin

Recreation Potential/Public Utilization: Hiking, running, horseback riding; visual open space.

Present Usage: Privately owned; undeveloped.

Size: 5.3 acres

Zoning: 0.75 unit per acre

APPENDIX A-9

Parcel Number: 177-190-16

Location: Off of Los Angeles Blvd.

Description: Sunny Hills Ridge

Unique Site Features: Grassy, open ridge land with moderately steep hillsides and scattered oak trees. Seasonal creek with willow trees meandering at base of hillside.

Miscellaneous: Includes a major ridge as shown in San Anselmo General Plan. Fire road at top of property is proposed as public trail in Countywide Trails Plan and San Anselmo General Plan. The emphasis should be to preserve the ridge and hillside area of this parcel. The existing creek provides a natural boundry between open space and residential.

Aesthetics: Visible from many areas of Ross Valley. Broad views of Mt. Tamalpais and Ross Valley.

Neighborhood/Sphere of Influence: County of Marin

Recreation Potential/Public Utilization: Hiking, running, horse-back riding; visual open space.

Present Usage: Undeveloped; privately owned.

Size: 1.7 acres

Zoning: .075 unit per acre, (subdivided into 3 lots)

APPENDIX A-10

Parcel Numbers: 6-013-41, 6-013-42

Location: Off of Monterey Terrace and Los Angeles Boulevard

Description: Sunny Hills Ridge

Unique Site Features: Grassy ridgeline with scattered oaks

Miscellaneous: This property is designated public acquisition area in the San Anselmo General Plan. The plan also indicates proposed access and trails from Los Angeles Boulevard to ridge though property.

Aesthetics: Visible from many areas of Ross Valley.

Neighborhood/Sphere of Influence: Located within the town of San Anselmo.

Recreation Potential/Public Utilization: Hiking, running, horse-back riding; visual open space.

Present Usage: Undeveloped; privately owned.

Size:

6-031-41	2.0
6-031-42	2.91
Total	4.91 acres

Zoning: Parcel 6-031-41 zoned R.1.H.-2
Parcel 6-031-42 zoned R.1.-4 lots

APPENDIX A-11

Parcel Numbers: 6-061-33 and 177-190-05

Location: Off Sunny Hills Drive

Description: Sunny Hills Ridge

Unique Site Features: Grassy ridge line with scattered oaks. Very steep ravine with scattered eucalyptus trees. Ridge descends to Sir Francis Drake corridor.

Miscellaneous: This property includes a major ridge as depicted in the San Anselmo General Plan. Only the ridge and slope portions of the property are necessary for open space protection.

Aesthetics: Visible from many areas of Ross Valley; offers a unique unobstructed view of San Anselmo and Ross Valley.

Neighborhood/Sphere of Influence: Located within the town of San Anselmo in the Red Hill School and Los Angeles Boulevard and Monterey Avenue areas.

Open Space Contiguity: Borders Mt. Tamalpais Cemetery and is near to Red Hill School, Sorich Ranch Park, Memorial Park, and Marin County Open Space.

Recreation Potential/Public Utilization: Hiking, horseback riding, access link to existing open space, and borders existing city park -- Memorial Park.

Present Usage: Partially developed.

Size:

6-061-33	25.1
177-190-05	6.25
Total	31.35 acres

Zoning: P.P.D.

APPENDIX A-12

Parcel Number: 73-011-01

Location: Southwest side of Ross Valley off of Oak Road, Upper Road, or Worn Springs Road (dirt fire road). Physically located in the Town of Ross. Surrounded by parcel number 73-011-02.

Description: Mt. Baldy

Unique Site Features: Grassy, open; summit and upperslopes of Mt. Baldy; contiguous to larger Mt. Baldy parcel.

Environmental Issues: Landlocked. Any development would require extensive improvements. Building would have major visual impact.

Miscellaneous: There is an abundance of wildlife in the area including sittings of fox and bobcat.

Aesthetics: This property offers a spectacular 360 degree view of the Bay Area from Mt. Diablo in the east, San Francisco in the south, Bolinas Ridge in the west and San Pablo Bay in the east. The grassy summit, from which the property derives it's name, is visible from most of San Anselmo and adjacent communities.

Neighborhood/Sphere of Influence: This property is in the Town of Ross and forms a community separator between San Anselmo, Ross, and the MMWD watershed.

Open Space Contiguity: The property borders on the 17,000 MMWD watershed.

Recreation Potential/Public Utilization: Hiking, horseback riding, jogging, and kite flying.

Present Usage: The property is currently privately held as an undeveloped parcel. It has historically been used extensively by the public for recreation.

Size: 5 acres

Zoning: Conditional

APPENDIX A-13

Parcel Number: 7-071-01

Location: North ridge of Mt. Baldy. Faces San Anselmo from western ridge of Ross Valley and is adjacent to Sky Ranch horse stable.

Description: Mt. Baldy Ridge

Unique Site Features: Brushy, steep slopes; partially wooded.

Environmental Issues: Has been used as a horse grazing pasture which has caused erosion.

Miscellaneous: Varied wildlife, including jack rabbits.

Aesthetics: Ridge line.

Neighborhood/Sphere of Influence: Located in San Anselmo on the Fairfax boundary.

Open Space Contiguity: M.M.W.D.

Recreation Potential/Public Utilization: Existing fire road offers important access to M.M.W.D. and is proposed as public trail in Countywide Trails Plan.

Present Usage: Undeveloped horse pasture.

Size: 5 acres

Zoning: R.1.PPD. B.20

APPENDIX A-14

Parcel Number: 7-071-02

Location: North ridge of Mt. Baldy; faces San Anselmo from western ridge of Ross Valley.

Description: Mt. Baldy Ridge

Unique Site Features: Mostly wooded; opens up at ridgeline.

Environmental Issues: Very steep on lower slopes; vulnerable to fire.

Aesthetics: Ridge forms backdrop at western Ross Valley.

Neighborhood/Sphere of Influence: Remote; part of Rosenthal Tract.

Open Space Contiguity: M.M.W.D.

Recreation Potential/Public Utilization: Hiking trails to M.M.W.D.; visual open space.

Present Usage: Undeveloped; no access.

Size: 5 acres

Zoning: R.1.PPD. B.20

APPENDIX A-15

Parcel Number: 7-101-01

Location: North ridge of Mt. Baldy; faces San Anselmo from western ridge of Ross Valley.

Description: Mt. Baldy ridge

Unique Site Features: The ridgeline rises to a prominent knoll at the north end of the the property and is visible from many vantage points.

Environmental Issues: Steep and remote; would require extensive improvement to develop; vulnerable to fire.

Miscellaneous: Diverse woodland, such as, Live Oak, Black Oak, Bay, Madrone, and spring wildflowers. Countywide Trails Plan depicts proposed trail on property.

Aesthetics: Ridge forms west boundary of Ross Valley; distant views of Bay Area from ridge.

Neighborhood/Sphere of Influence: Rosenthal Tract

Open Space Contiguity: M.M.W.D.

Recreation Potential/Public Utilization: Hiking trails to M.M.W.D.; visual open space.

Present Usage: Undeveloped.

Size: 7 acres

Zoning: R.1.H.-3 with parcel 7-154-01 (see A-16)

APPENDIX A-16

Parcel Number: 7-154-01

Location: Southwest side of Ross Valley off of Oak Road, Upper Road, or Worn Springs Road (dirt fire road); at end of fire road; an extension of Oak Road.

Description: Mt. Baldy ridge

Unique Site Features: This is a small parcel just off the ridgeline.

Environmental Issues: The hillside drops off steeply towards a seasonal creek.

Miscellaneous: This parcel is contiguous with 7-101-01 and is a crucial access link to the much larger parcel. The Countywide Trails Plan depicts a proposed trail on this property.

Aesthetics: Ridge top: extensive views.

Neighborhood/Sphere of Influence: Rosenthal Tract

Open Space Contiguity: M.M.W.D.

Recreation Potential/Public Utilization: Located at junction of main trails and fire road; picnicing and hiking.

Present Usage: Private; undeveloped. Although it is not suitable as a building site, it could potentially be developed for an access road.

Size: 0.37 acres

Zoning: R.I.H.-3 with parcel 7-101-01 (see A-15)

APPENDIX A-17

Parcel Number: 7-071-03

Location: Mid-slope of Mt. Baldy Ridge; no access.

Description: Mt. Baldy Ridge slope; part of 25 acre parcel.

Unique Site Features: Heavily wooded; some redwoods.

Environmental Issues: Very steep, with no existing access from San Anselmo. Road building could have large impact.

Miscellaneous: Due to the remoteness of this area, it is a habitat for diverse wildlife. Countywide Trails Plan depicts proposed trail on property.

Aesthetics: This wooded hillside is visible from many locations.

Neighborhood/Sphere of Influence: Rosenthal Tract near Scenic Avenue and Allyn Avenue.

Open Space Contiguity: Although not directly contiguous, this parcel is near M.M.W.D. and the Sky Ranch stables.

Recreation Potential/Public Utilization: This lot abuts a town owned parcel on Allyn Avenue, thereby creating a potential access link to roads and trails of the M.M.W.D.; visual open space.

Present Usage: Private; undeveloped.

Size: 9.12 acres

Zoning: 12 units on three lots; R.1.H.-12 with parcels 7-154-04 (see A-18) and 7-101-02 (see A-19)

APPENDIX A-18

Parcel Number: 7-101-02

Location: Downslope of Mt. Baldy Ridge; contiguous with parcels 7-071-03 and 7-154-04; access via Redwood Road.

Description: Mt. Baldy Ridge slope; part of 25 acre parcel.

Unique Site Features: Heavily wooded; some redwoods.

Environmental Issues: Very steep; unstable areas mapped in previous E.I.R. Run-off flows into seasonal creek which is channeled into towns storm drains.

Miscellaneous: Due to remoteness of this area, it is a habitat for diverse wildlife. Countywide Trails Plan depicts proposed trail route on property.

Aesthetics: This wooded hillside is visible from many locations. There are several groves of redwoods on the property.

Neighborhood/Sphere of Influence: Rosenthal Tract; upper end of Redwood Road.

Open Space Contiguity: None, though near M.M.W.D.

Recreation Potential/Public Utilization: Hiking trails to M.M.W.D.; visual open space.

Present Usage: Private; undeveloped.

Size: 13.12 acres

Zoning: 12 units on 3 lots; R.1.H.-12 with parcels 7-154-04 (see A-19) and 7-071-03 (see A-17)

APPENDIX A-19

Parcel Number: 7-154-04

Location: Downslope of Mt. Baldy Ridge; contiguous with parcels 7-101-02 and 7-101-03; access from Oak Avenue.

Description: Mt. Baldy Ridge slope; part of 25 acre parcel.

Unique Site Features: Heavily wooded; some redwoods.

Miscellaneous: Due to the remoteness of this area, it is a habitat for diverse wildlife. Countywide Trails Plan depicts proposed trail on property.

Aesthetics: This wooded hillside is visible from many locations.

Neighborhood/Sphere of Influence: Rosenthal Tract bordered by Redwood Road and Oak Avenue.

Recreation Potential/Public Utilization: Hiking trails to M.M.W.D.; visual open space.

Present Usage: Private; undeveloped.

Size: 3.41 acres

Zoning: 12 units on three lots; R.1.H.-12 with parcels 7-101-02 (see A-18) and 7-071-03 (see A-17)

APPENDIX A-20

Parcel Number: 7-201-02

Location: Downslope of Mt. Baldy off of Oak Avenue.

Description: Mt. Baldy slope; one of three contiguous lots.

Unique Site Features: Heavily wooded hillside

Environmental Issues: Very steep

Miscellaneous: Along with adjacent parcels, it would provide development buffer to Mt. Baldy. Frontage road designated as trail in San Anselmo General Plan.

Aesthetics: Woodland setting.

Neighborhood/Sphere of Influence: Rosenthal Tract; upper Oak Avenue.

Open Space Contiguity: Near M.M.W.D.

Recreation Potential/Public Utilization: Visual open space.

Present Usage: Undeveloped.

Size: 2.34 acres

Zoning: R.1.H. 1 unit

APPENDIX A-21

Parcel Number: 7-201-10

Location: Downslope of Mt. Baldy off Oak Avenue

Description: Mt. Baldy slope

Unique Site Features: Heavily wooded hillside

Environmental Issues: Very steep

Miscellaneous: Along with adjacent parcels would provide development buffer to Mt. Baldy. Frontage road designated as trail in San Anselmo General Plan.

Aesthetics: At around the 800 ft. elevation, this parcel can be seen from many distant locations.

Neighborhood/Sphere of Influence: Rosenthal Tract; upper Oak Avenue.

Open Space Contiguity: M.M.W.D.

Recreation Potential/Public Utilization: Possible trails to Mt. Baldy; visual open space.

Present Usage: Undeveloped.

Size: 7.22 acres

Zoning: R.1.H. 3 units.

APPENDIX A-22

Parcel Number: 7-154-07

Location: North slope of Mt. Baldy

Description: Mt. Baldy slope; one of three contiguous lots; one house.

Unique Site Features: Heavily wooded hillside

Environmental Issues: Very steep

Miscellaneous: This parcel has been partly developed. The remaining portion of this 3.5 acre parcel could be added to the adjoining parcels to create an open space buffer to Mt. Baldy.

Aesthetics: At around the 800 ft. elevation, this parcel can be seen from many distant locations.

Neighborhood/Sphere of Influence: Rosenthal Tract; upper Oak Avenue.

Open Space Contiguity: M.M.W.D.

Present Usage: Limited to existing development.

Size: 3.48 acres

Zoning: R.1.H. 1 unit

APPENDIX A-23

Parcel Number: 174-070-20

Location: Off of Oak Springs; west of Kite Hill.

Description: Fairfax/Sleepy Hollow divide

Unique Site Features: This is a grassy, open ridge that drops steeply into Oak Manor. It is west of the San Anselmo town limits and is not visible to most town residents. The lower slopes of this parcel are covered with oak and bay trees. Wildflowers are abundant in the sunlit grassy areas. There are some rock outcroppings.

Environmental Issues: Due to the steep hillsides, any grading would raise serious questions concerning erosion and landslide possibilities. There is some evidence of erosion from a graded plateau on the north edge of this site.

Miscellaneous: This property includes a major ridge line as shown in the San Anselmo General Plan. The Countywide Trails Plan proposes making public the existing fire road. This would directly benefit residents of San Anselmo. Due to the size and topography of this property, primary importance is to preserve the ridge top and establish access rights.

Aesthetics: This is a prominent ridge that serves as a natural buffer between San Anselmo and Oak Manor. The views from this site are breathtaking -- San Francisco, the East Bay, San Pablo Bay, White's Hill, Mt. Baldy, and Mt. Tamalpais.

Neighborhood/Sphere of Influence: County of Marin. Adjacent to Oak Springs neighborhood, but visible only to those homes on the west side of the subdivision.

Open Space Contiguity: It is adjacent to Kite Hill open space.

Recreation Potential/Public Utilization: Hiking, horseback riding, jogging, and bicycle riding; visual open space.

Present Usage: Undeveloped county land.

Size: 96.49 acres

Zoning: R.S.P.-0.1

APPENDIX A-24

Parcel Number: 5-011-60

Location: Off of Oak Springs Drive

Description: Oak Springs Slope

Unique Site Features: This is a steep, grassy ridge topped by the Oak Springs subdivision and dropping toward Fairfax and Traxler in San Anselmo. It is studded with oaks and occasional bay trees.

Environmental Issues: There is evidence of several slides and past erosion from a graded plateau at the top of the site.

Miscellaneous: This is a major ridge as depicted in the San Anselmo General Plan. Both the San Anselmo General Plan and the Countywide Trails Plan propose trail routes on this property.

Aesthetics: This site serves as a natural buffer between San Anselmo and Fairfax. It offers views of Mt. Tamalpais, Mt. Baldy, San Francisco Bay, and the hills of West Marin.

Neighborhood/Sphere of Influence: Adjacent to Oak Springs subdivision. It overlooks homes on Camino de Herrera and Traxler, as well as homes in Fairfax.

Open Space Contiguity: Property abuts small Fairfax and San Anselmo parcels. It is close to Kite Hill.

Recreation Potential/Public Utilization: Hiking on fire roads. It is too steep for jogging or bike riding. Visual open space.

Present Usage: Undeveloped.

Size: 9.4 acres

Zoning: R.1.H.-5

APPENDIX A-25

Parcel Number: 5-031-35

Location: Off of Traxler

Description: Oak Springs Slope

Unique Site Features: This is a bowl extending up from Traxler to the west edge of Camino de Herrera. It is a grassy hillside with oak and bay trees. A creek runs from the bottom of this site into a culvert beneath Traxler. Vegetation is lush.

Environmental Issues: Evidence of earth movement indicates that this area is unstable. The creek gets up to three (3) feet deep in heavy rains according to neighbors.

Miscellaneous: This parcel is designated as public acquisition area in the San Anselmo General Plan which also proposes trail access.

Aesthetics: Views from the top of this site stretch to Mt. Tamalpais, Mt. Baldy, and the hills of West Marin. The lower woodsy portion of this site gives adjoining neighborhood a peaceful feeling.

Neighborhood/Sphere of Influence: Adjacent to Traxler neighborhood and homes along Camino de Herrera. Residents here have a strong desire to see this remain as open space.

Open Space Contiguity: Property abuts small San Anselmo and Fairfax parcels.

Recreation Potential/Public Utilization: A well worn path indicates this is frequently used for short hikes and peaceful getaways in a wooded ravine.

Present Usage: Undeveloped

Size: 19.5 acres

Zoning: R.1.H.-5

APPENDIX A-26

Parcel Number: 177-220-24

Location: Sacramento Street

Description: Indian Rock Hills

Unique Site Features: It is a steep hillside with several oak trees and a pleasant, but presently unused horse corral.

Environmental Issues: It has several areas of erosion.

Miscellaneous: This parcel is designated in the San Anselmo General Plan as public acquisition area. The Plan also proposes trail routes through the property.

Aesthetics: The ridge top affords a striking and picturesque view of San Pablo Bay and numerous other scenic vistas.

Open Space Contiguity: It abuts the Marin County Open Space District and Sorich Ranch Park.

Recreation Potential/Public Utilization: Very hilly, but a great place to sit or picnic.

Present Usage: Partially improved

Size: 5.6 acres

Zoning: R.M.P.-0.1

APPENDIX A-27

Parcel Number: 177-171-02

Location: Between Tomahawk and Miwok Roads

Description: Indian Rock Hills

Unique Site Features: The lower portion is a relatively densely wooded hillside with many Bay Laurels and a few oak trees.

Environmental Issues: It has an eroding gully. The erosion has largely resulted from drainage off the Old Quarry.

Miscellaneous: It is the home of numerous small animals and the frequent habitat of songbirds, frogs, and foraging deer. This property is designated as a public acquisition area in the San Anselmo General Plan.

Aesthetics: It contains one of the few remaining undeveloped, extensively wooded areas in this part of town. It's upper reaches afford a commanding view of San Pablo Bay and numerous other scenic vistas.

Open Space Contiguity: Near Marin County Open Space.

Recreation Potential/Public Utilization: A great place for solitude; possible hiking trails.

Present Usage: Undeveloped.

Size: 3.6 acres

Zoning: R.1.B.-2

APPENDIX A-28

Parcel Number: 2-181-20

Location: Fairfax -- end of Crest Road. Beyond Summit Road in San Anselmo; situated at Town boundary.

Description: Ridge separating San Anselmo from Fairfax

Unique Site Features: Ridge forms grassy knoll; scattered Oak trees.

Environmental Issues: Has been used as pasture for horses. Overgrazing has damaged ground cover and caused erosion.

Miscellaneous: It may be desirable to negotiate a pedestrian easement through the property for the purpose of access to MMWD lands from San Anselmo. This would continue the existing public easement from Summit Road to Town boundary. The Countywide Trails Plan and San Anselmo General Plan acknowledge this route. The San Anselmo General Plan designates the property as a major ridge line.

Aesthetics: The site forms a highly visible ridge line when viewed from the vicinity of the "Hub". Views from the site are broad, from the Bay to the east, to the Bolinas Ridge to the southwest.

Open Space Contiguity: None, but close to MMWD.

Recreation Potential/Public Utilization: Hiking, running, picnicing; visual open space.

Present Usage: Private horse pasture and stables.

Size: 6.79 acres

Zoning: Conditional

APPENDIX A-29

Parcel Numbers: 177-240-01 and 177-240-02

Location: Backslope of Red Hill

Description: Red Hill Saddle Ridge

Unique Site Features: Backside of Red Hill. Scattered oaks. Some parts are very steep.

Miscellaneous: This property includes a major ridge as depicted in the San Anselmo General Plan.

Aesthetics: Visible from many areas of Ross Valley

Neighborhood/Sphere of Influence: Located within the town of San Anselmo in the Red Hill School and Sequoia Avenue areas.

Open Space Contiguity: Borders Mt. Tamalpais Cemetery and is near to Red Hill School and Red Hill.

Recreation Potential/Public Utilization: Hiking, horseback riding, access link to existing open space.

Present Usage: Partially developed on lower slopes.

Size:	177-240-01	14.65
	177-240-02	5.35
	Total	20.00 acres

Zoning: P.P.D.

APPENDIX A-30

Parcel Number: 6-061-24

Location: West side of Red Hill Mountain. Adjacent to Red Hill School on the east side of Shaw Ave.

Description: Western slope of Red Hill Mountain.

Unique Site Features: Steep, wooded slope.

Environmental Issues: Areas of unstablility and very steep.

Miscellaneous: Many students and residents walk the property from Sequoia neighborhood to Red Hill and beyond. Well worn trail are throughout the parcel. Wildlife also use the area for a habitat.

Aesthetics: Visible from San Anselmo west and southwest of Red Hill.

Neighborhood/sphere of Influence: Sequoia Park, Town of San Anselmo.

Open Space Contiguity: Adjacent to San Anselmo town property on Red Hill Mountain.

Recreation Potential/Public Utilization: Hiking, picnicking and outdoor education for nearby schools.

Present Usage: Undeveloped

Size: 8.19 acres

Zoning: PPD C-3

APPENDIX A-31

Parcel Number: 6-091-56

Location: Southeast side of Red Hill Mountain

Description: Red Hill slope

Unique Site Features: Frontside of Red Hill Mountain. Scattered Eucalyptus trees and many open area for enjoying the wonderful views.

Environmental Issues: Very steep and adjacent to Red Hill slide areas.

Miscellaneous: This property has part of a proposed Red Hill trail in the 1976 General Plan.

Aesthetics: Highly visible from the Ross Valley.

Neighborhood/Sphere of Influence: Sequoia Park and the Hub neighborhoods are adjacent to this parcel.

Open Space Contiguity: Adjacent to San Anselmo town property on Red Hill.

Recreation Potential/Public Utilization: Hiking, picnicking, solitude and visual open space.

Present Usage: Undeveloped

Size: 2 acres

Zoning: R-1-H

APPENDIX A-32

Parcel Number: 7-154-05

Location: End of Oak Avenue

Description: Mt. Baldy Ridge

Environmental Issues: Unimproved dirt road.

Miscellaneous: This parcel is a raodway easement. It is the logical public access from Oak Avenue to the lands of the MMWD and is proposed as such in the San Anselmo General Plan.

Neighborhood/Sphere of Influence: Rosenthal Tract, Town of San Anselmo.

Open Space Contiguity: Directly contiguous with MMWD property.

Recreation Potential/Public Utilization: Public access to MMWD and Mt. Baldy

Present Usage: Private roadway

Size: ?

Zoning: none

APPENDIX A-33

Parcel Number: 7-154-03

Location: End of Oak Avenue

Description: Mt. Baldy Ridge

Unique site features: Wooded mixed forest.

Environmental Issues: Property is quite steep.

Miscellaneous: Together with the adjacent property this would be part of a greenbelt along the Mt. Baldy Ridge. The countywide trails plan proposes trail access along the lower portion at the property.

Neighborhood/Sphere of Influence: Rosenthal Tract, Town of San Anselmo.

Open Space Contiguity: Near MMWD property.

Recreation Potential/Public Utilization: Hiking.

Present Usage: Private undeveloped

Size: 3.05 acres

Zoning: R1-H, 1 max

APPENDIX A-34

Parcel Number: 2-181-21

Location: End of Crest Road, Fairfax

Description: Sky Ranch

Environmental Issues: Property has been pasture for horses for many years. Most of the low vegetation has been grazed and the ground compacted.

Miscellaneous: The current use of this property as a horse boarding facility is a desireable one. The significant impacts of development on both San Anselmo and Fairfax warrant consideration of open space acquisition in the future. The property's central location along the Mt. Baldy ridge and the existing fire roads make it a key potential access point.

Neighborhood/Sphere of Influence: Town of Fairfax, Near Scenic Avenue and Summit Road in San Anselmo.

Open Space Contiguity: Directly contiguous with MMWD property.

Recreation Potential/Public Utilization: Horses, hiking

Present Usage: Horse boarding, pasture

Size: 11 acres

Zoning: RS6

APPENDIX A-35

Parcel Number: 2-181-12

Location: North end of Mt. Baldy Ridge

Description: Mt. Baldy Ridge

Environmental Issues: Part of ridgetop has been graded and filled for horse enclosure. Steep slopes on lower portion have been grazed and compacted for many years.

Miscellaneous: The existing dirt road along the ridge is proposed as a trail in the countywide trails plan.

Aesthetics: The Southwest face of the property is open grassland with scattered oaks. The open ridgetop boarders the wooded slope on the North. Spectacular views of Mt. Baldy, Mt. Tamalpias and the Bolinas Ridge can be seen from the ridgetop. The property is highly visible from the West, from Fairfax, and the MMWD watershed.

Neighborhood/Sphere of Influence: Town of Fairfax, contiguous with San Anselmo Town Boundary

Open Space Contiguity: Near to MMWD property.

Recreation Potential/Public Utilization: Horses, hiking

Present Usage: Private, horse pasture

Size: 11.21

Zoning: RS6

APPENDIX A-36

Parcel Number: 5-300-15

Location: Off of Carlson Avenue

Description: Sleepy Hollow

Environmental Issues: Upper portion is very steep.

Miscellaneous:

Neighborhood/Sphere of Influence: Sleepy Hollow, Town of San Anselmo.

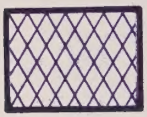
Open Space Contiguity: Contiguous to Town of San Anselmo parcel.
Recreation Potential/Public Utilization: Hiking, view, picnicing, visual open space.
Present Usage: Private undeveloped

Size: 11.4 acres

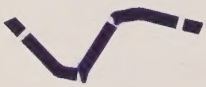
Zoning: R1H, 8 maximum

FAIRFAX

PUBLIC FACILITIES DISTRI



PF Public Facility



150 Feet MSL

U.C. BERKELEY LIBRARIES
C124909748